

Natural Environment Referral Response - Flood

Application Number:	DA2023/1628
Proposed Development:	Alterations and additions to a dwelling house including associated works.
Date:	05/02/2024
To:	Reeve Cocks
Land to be developed (Address):	Lot 26 DP 36454 , 3 Hogan Street BALGOWLAH HEIGHTS NSW 2093

Reasons for referral

This application seeks consent for the following:

- All Development Applications on land below the 1 in100 year flood level;
- All Development Applications located on land below the Probable Maximum Flood levels.

And as such, Council's Natural Environment Unit officers are required to consider the likely impacts on drainage regimes.

Officer comments

The proposal is for alterations and additions to a dwelling house including associated works. The works include the construction of a new rumpus room, laundry, bathroom, outside entertainment area, garage and other alterations.

The property is affected by the Medium Risk Flood Planning Precinct, Flood Planning Level and Probable Maximum Flood with a maximum Life Hazard rating of H5.

All the works are outside the identified Medium Risk Flood Planning Precinct. As such, there are no flood related development controls.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Natural Environment Conditions:

Nil.