

18 February 2025

General Manager
Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

Re: Flood Assessment - 13 Saint Andrews Gate, Elanora Heights

Dear Sir/Madam,


This letter is to advise that I have reviewed the architectural details (attached) dated 10 February 2025 by Blue Sky Building Design for the proposed alterations and additions with respect to the Northern Beaches Council Flood Risk Precinct Maps.

Upon review, the proposed alterations and additions will be constructed outside of the 1 in 100-year flood extents and overland flow. These works do not require special flood proofing measures due to the proposed works being located on the upper level of the dwelling. As such the addition is considered to be in compliance with Clause B3.11 of Northern Beaches Council's Warringah D.C.P. 2011.

As a result, the proposed works are considered satisfactory with respect to flooding of the site and it is considered that a site-specific Flood Risk Management Plan is not considered warranted in this instance.

Should you require any further information, please contact the undersigned.

Yours faithfully
TAYLOR CONSULTING



D.M.Schaefer - Director
B.E Civil (Hons) M.I.E. Aust. N.E.R.

