

Natural Environment Referral Response - Flood

Application Number:	DA2024/1777
Proposed Development:	Alterations and additions to a dwelling house including a carport, gazebo and spa
Date:	09/01/2025
To:	
Land to be developed (Address):	Lot 17 DP 223409 , 24 Lowanna Street BELROSE NSW 2085

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

This proposal is for alterations and additions to an existing dwelling, including construction of new deck, gazebo, spa and carport. The proposal is assessed against Section E11 of the Warringah DCP and Clause 5.21 of the Warringah LEP.

The proposed works are not located within the Medium Flood Risk precinct and as such this proposal is not subject to any flood related development controls.

The proposal generally complies with Section E11 of the Warringah DCP and Clause 5.21 of the Warringah LEP.

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.