

Natural Environment Referral Response - Flood

Application Number:	DA2025/0063
Proposed Development:	Demolition works and construction of a dwelling house including a swimming pool
Date:	11/02/2025
To:	
Land to be developed (Address):	Lot A DP 162009 , 84 Lagoon Street NARRABEEN NSW 2101

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 the demolition and construction of a new dwelling on the property, excluding the existing granny flat, which is to be retained and unaltered. The proposal is assessed against Section E11 of the Warringah DCP and Clause 5.21 of the Warringah LEP.

The proposal is located within the High, Medium and Low Flood risk precincts and the relevant flood characteristics vary across the property.

Proposed works occur outside the flood planning area and thus are not subject to 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.