

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2024/1648
<b>Proposed Development:</b>	Use of part of a dwelling house as a secondary dwelling
<b>Date:</b>	16/12/2024
<b>To:</b>	Dean Pattalis
<b>Land to be developed (Address):</b>	Lot 6 DP 240752 , 7 Elm Avenue 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

The proposal is for the conversion of an existing garage space into a secondary dwelling. 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 extents of the draft Middle Harbour Flood Study and is assessed against that. The 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.