

Natural Environment Referral Response - Flood

Application Number:	DA2024/0402
Proposed Development:	Subdivision of one lot into two and construction of a semi detached dwelling on each lot
Date:	22/04/2024
To:	Maxwell Duncan
Land to be developed (Address):	Lot B DP 346968 , 11 Nield Avenue BALGOWLAH NSW 2093 Lot 1 DP 200881 , 9 Nield Avenue BALGOWLAH 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 property is located outside of the identified Flood Planning Area and Medium Flood Risk precinct extent.

There are no flood related objections to the proposed subdivision.

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.