

Natural Environment Referral Response - Flood

Application Number:	DA2024/0843
Proposed Development:	Alterations and additions to a semi-detached dwelling.
Date:	16/07/2024
To:	Thomas Burns
Land to be developed (Address):	Lot 52 DP 1162224 , 209 A Garden Street WARRIEWOOD NSW 2102

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 alterations and additions to the existing dwelling. The works include an extension to the first floor and the construction of ground floor privacy screen.

The proposed first floor extension is above the Flood Planning Level and the privacy screen is outside the Flood Planning Area. As such, there are no flood related development controls.

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.