

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2024/1813
<b>Proposed Development:</b>	Use of a garage as habitable floor area associated with a dwelling house
<b>Date:</b>	11/02/2025
<b>To:</b>	Lachlan Rose
<b>Land to be developed (Address):</b>	Lot 4 DP 415873 , 23 A Valley Road BALGOWLAH HEIGHTS 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

This proposal is for alterations to an existing dwelling to convert a garage into an additional bedroom. The proposal is assessed against Section 5.4.3 of the Manly DCP and Clause 5.21 of the Manly LEP

The proposal is located within the High, Medium and Low Flood risk precincts, and Life Hazard Categories H5 – H2.

The proposed works are outside the relevant flood risk precincts and therefore are not subject to flood related development controls. The proposal generally complies with Section 5.4.3 of the Manly DCP and Clause 5.21 of the Manly 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.