

Natural Environment Referral Response - Flood

Application Number:	DA2025/1661
Proposed Development:	Use of garage as workshop, storage space and bathroom
Date:	24/11/2025
To:	Dean Pattalis
Land to be developed (Address):	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

This proposal is for the conversion of an existing garage into a workshop, storage space and bathroom. The site is not marked as flood affected by the Draft Middle Harbour Flood Study, which is the most current flood mapping for the area.

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.