

Natural Environment Referral Response - Flood

Application Number:	Mod2023/0354
Proposed Development:	Modification of Development Consent DA2022/1582 granted for Alterations and additions to a dwelling house including a swimming pool
Date:	17/07/2023
To:	Nick Keeler
Land to be developed (Address):	Lot 41 DP 232584 , 15 Wingara Grove 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 proposed modification includes raising the elevated first floor, increasing the size of the pool and adding new access stairs beside it.

The first floor is above the Flood Planning Level and the pool is outside of the 1% AEP flood extent. There are no further flood related development controls from Section E11 of the Warringah DCP.

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.