

Natural Environment Referral Response - Flood

Application Number:	DA2025/1711
Proposed Development:	Torrens Title subdivision of one lot into three and associated works
Date:	04/12/2025
To:	Thomas Burns
Land to be developed (Address):	Lot 3 DP 868761 , 120 Old Pittwater Road BROOKVALE NSW 2100

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 Torrens title subdivision of the site into three lots, the demolition of existing structures and the construction of a retail premises on Lot C.

The site is within the Low Flood Risk Precinct as identified by the Manly Lagoon Flood Study.

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.