

Natural Environment Referral Response - Flood

Application Number:	DA2023/1857
Proposed Development:	Use of Premises as an indoor recreational facility, fitout and signage
Date:	09/01/2024
To:	Simon Ferguson Tuor
Land to be developed (Address):	Lot 5 DP 204107 , 29 Cross Street BROOKVALE NSW 2100 Lot 6 DP 204107 , 29 Cross Street 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

The proposal is for a change the use of the existing premise from a boat mechanic to a gymnastics facility providing specialist training to children.

The site is within the identified Medium Risk Flood Planning Precinct, is affected by the 1% AEP Flood, Probable Maximum Flood (PMF) extent and has a flood Life Hazard Category of H5. The change of use development is required to demonstrate compliance with control E1 from Section E.11 of the Warringah DCP.

A letter report is required to demonstrate compliance.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Natural Environment Conditions:

Nil.