

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	Mod2023/0230
<b>Proposed Development:</b>	Modification of Development Consent DA2022/0717 granted for Demolition works and construction of a mixed use development comprising self-storage units and industrial units including lot consolidation
<b>Date:</b>	10/05/2023
<b>To:</b>	Alex Keller
<b>Land to be developed (Address):</b>	Lot 1 DP 1284167 , 101 - 105 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

The development proposes to demolish the existing industrial building and construct a new multi-level storage facility with a basement carpark.

The site is not affected by mainstream flooding and Flood Planning Level is not required for this site. The modification of Development Consent DA2022/0717 granted is proposed including lifting the basement slab up 1.62 metres and the ground floor slab up 0.62 metres and also some internal layout modification.

The proposed modifications are not considered to increase flood risk.

However, the site is affected by the overland flow. The development proposes a combination of concrete hobs and flood gate systems across the frontage of the site to protect the driveway and the basement from the overland flow flooding.

Please refer to development engineer comments for the overland flow assessment.

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.