

Natural Environment Referral Response - Flood

Application Number:	Mod2023/0635
Proposed Development:	Modification of Development Consent DA2022/2141 granted for Alterations and additions to an existing industrial building and change of use to artisan food and drink industry (Distillery).
Date:	06/12/2023
To:	Dean Pattalis
Land to be developed (Address):	Lot 26 DP 6033 , 39 Sydenham 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 original DA was for alterations and additions to an existing industrial building and change of use to artisan food and drink industry. The proposed modification comprises further alterations with a reduction in the overall floor area.

Since the time that the original DA was approved, the Greendale Creek Flood Study has been adopted by Council, superseding the previous Dee Why and Curl Curl Lagoons Flood Study. Whereas previously this property was identified as being within the Flood Planning Area, it is now identified as being outside the Flood Planning Area, although still within the Low Flood Risk Precinct.

There are no applicable flood related development controls.

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.