

24 May 2024

Reeve Cocks
Development Assessment – South Team
PO Box 82, Manly
NSW, 1655

Dear Reeve,

Development Application DA2024/0155 at 35 Consul Road, Brookvale – Response to Additional Information Request

Gyde Consulting act on behalf of the applicant regarding the above Development Application made under Part 4 of the Environmental Planning and Assessment Act 1979.

We write in response to Council's Request for Information (RFI) dated 24 April 2024. This RFI requests additional information and amendments to address flood risk concerns. In response to the matters raised by Council's Natural Environment Unit, we have provided revised Architectural Plans. The following amended documents accompany the RFI response:

- Site Analysis Plan
- Ground Floor Plan
- Lower Ground Floor Plan
- East Elevation Plan

Officers Comments

There are inconsistencies between the provided architectural plans and flood management report. The architectural plans indicate that the brick wall along the northern boundary of the property is going to be extended 3m in either direction. During flooding events, including the 1 in 100-year flood event, a floodway flows from the northwest of the property to the south east. This wall extension impacts this flow path.

The flood management report has not addressed this extension or the impacts on the existing flood regime and states there is "no alteration of external components of the site". This contradicts the wall extension in the plans. Further clarification is required.

Response

In response to the matters raised by Council's Natural Environment Unit, the Architectural Plans have been amended to remove the proposed 3m brick wall extension to the east of the northern boundary. By removing the brick wall extension, the floodway that flows from the northwest of the property to the southeast will no longer be impacted.

To note, the previously submitted plans were misleading in that the existing brick wall extends all the way to the driveway entrance, as shown in Figure 1 and the updated Lower Ground Floor Plan in Figure 2 below.



Figure 1: Existing Brick Wall

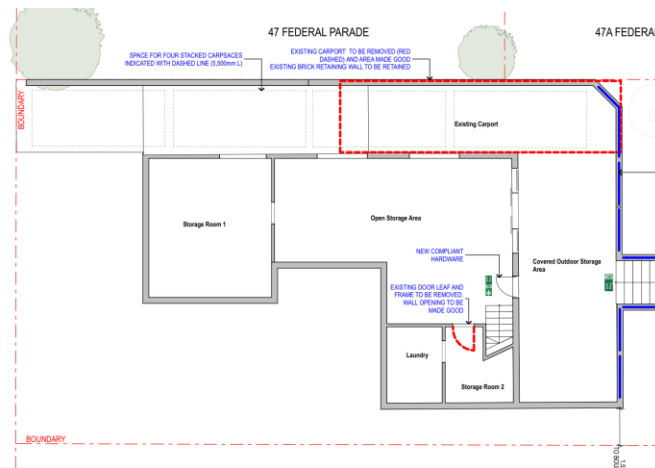


Figure 2: Revised Plan showing existing brick wall, without 3m extension to the east

In addition, the removal of the brick wall extension results in the existing car port no longer being compliant with the BCA. Therefore, the car port is proposed to be demolished as part of the proposed works.

The Flood Management Report did not previously address the proposed 3m brick wall extension to the east. Now that this built element has been removed from the plans, the Flood Management Report is consistent with the proposed works, and therefore does not need to be updated.

We are grateful for the opportunity to respond to the matters raised in Council's RFI. We trust this information will enable Council to favourably finalise its assessment of the modification application.

If we can assist further, please do not hesitate to contact Rebecca Crockett at RebeccaC@gyde.com.au.

Yours sincerely

R. Crockett

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