

Natural Environment Referral Response - Flood

Application Number:	DA2022/2107
Proposed Development:	Alterations and additions to an educational establishment (St Lukes Grammar School)
Date:	18/01/2023
To:	Gareth David
Land to be developed (Address):	Lot A DP 360274 , 1973 Pittwater Road BAYVIEW NSW 2104

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 proposed development includes demolition of the deck and water tank on the eastern side of the existing hall, and construction of a new, open, concrete deck along the eastern elevation of the school hall.

The southern edge of the hall is affected by the Medium Flood Risk Precinct, but the eastern edge is not. The proposed works are outside of the Probable Maximum Flood extent.

There are no applicable flood related development conditions.

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.