

Natural Environment Referral Response - Flood

Application Number:	Mod2014/0285
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To:	Luke Perry
Land to be developed (Address):	Lot 100 DP 1015283 , 145 Old Pittwater Road BROOKVALE NSW 2100 Lot 2742 DP 752038 , 2742 / 9999 Condamine Street MANLY VALE NSW 2093 Lot 2741 DP 752038 , 2741 / 9999 Condamine Street MANLY VALE NSW 2093 Lot 2 DP 600059 , 75 Old Pittwater Road BROOKVALE NSW 2100 Lot 30 DP 204107 , 30 / 0 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 Statement of Environmental Effects prepared by Urbis and the Letter from Cardno to address the Stormwater Deferred Commencement Condition dated 5 November 2014 demonstrate that the proposed modification produces comparable hydraulic performance and will not significantly increase flood levels above those approved in DA2008/1742. Recommend for approval without conditions.

Referral Body Recommendation

Recommended for approval

Recommended Natural Environment Conditions:

Nil.