

Natural Environment Referral Response - Flood

Application Number:	DA2023/1347
Proposed Development:	Use of Premises as a vehicle repair station
Date:	11/10/2023
To:	Olivia Ramage
Land to be developed (Address):	Lot 100 DP 1208859 , 81 - 87 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 proposal is for internal alterations and additions at 85-87 Pittwater Road Manly.

The proposed works are outside the identified 1% AEP Flood level and flood planning area (Medium Flood Risk Precinct). Therefore it is compliant with Section B3.11 and B3.12 of the Pittwater 21 DCP 2021 and Clause 5.21(2)(a-e) of the Pittwater LEP 2014, with consideration of Clause 5.21(3)(a-d) of the Pittwater LEP 2014.

No further floodplain development conditions are required.

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.