

Natural Environment Referral Response - Flood

Application Number:	DA2021/2116
Date:	13/11/2021
To:	Maxwell Duncan
Land to be developed (Address):	Lot 103 DP 1247294 , 145 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 involves the change of use of the existing former child care centre and maintenance building to an indoor recreation facility for the purposes of a swim school and hydrotherapy pool as well as a wellness centre. Extension of the existing building is also proposed.

Council's flood information, based on the Manly Lagoon Flood Study (2013) indicates that the subject site is identified as flood affected, with the vicinity of the building being partially affected by the 1% AEP flood event. However Warringah Mall has undertaken major stormwater augmentation works in the last few years that significantly reduce the flood exposure of the site.

For the Pre-lodgement Meeting, the applicant provided flood modelling results prepared by Cardno for Scentre Group that demonstrate that the subject site is not flood affected in a 1% AEP event and so would not be subject to 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.