

Natural Environment Referral Response - Flood

Application Number:	DA2025/0042
Proposed Development:	Demolition works and construction of a mixed use development including light industry, a vehicle body repair workshop, a take away food and drink premises and business identification signage
Date:	18/02/2025
To:	
Land to be developed (Address):	Part Lot 1 DP 1278077 , 39 Carter Road BROOKVALE NSW 2100 Part Lot 1 DP 1278077 , 37 Carter Road BROOKVALE NSW 2100 Lot 15 DP 5767 , 35 Carter 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

This proposal is for the demolition of two existing buildings, alterations and additions to an existing building, and the construction of a new industrial building. The proposal is assessed against Section E11 of the Warringah DCP and Clause 5.21 of the Warringah LEP.

The proposed works are outside the Flood Planning Area and thus are not subject to flood related development controls.

The proposal generally complies with Section E11 of the Warringah DCP and Clause 5.21 of the Warringah LEP.

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.