

Natural Environment Referral Response - Flood

Application Number:	DA2025/0395
Proposed Development:	Use of Premises as a recreation facility (indoor), fitout and signage
Date:	02/05/2025
To:	
Land to be developed (Address):	Lot 4 DP 523068 , 144 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

This proposal is for alterations and additions to the existing building to convert it into an indoor recreation facility. 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 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.