

Natural Environment Referral Response - Flood

Application Number:	DA2025/1024
Proposed Development:	Use of a portion of the site as a registered club
Date:	11/08/2025
To:	Adriana Bramley
Land to be developed (Address):	Lot 2742 DP 752038 , 0 Condamine Street NORTH MANLY 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 change of use of parts of the ground and first floor of the club house approved under DA2022/2081, to a registered club. The proposal is assessed against Section E11 of the Warringah DCP and Clause 5.21 of the Warringah LEP.

The proposal does not include any structural changes to the building.

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.