

RELEVANT INFORMATION FOR THE CENTRAL SYDNEY PLANNING COMMITTEE

FILE: D/2012/1823/A **DATE:** 03 December 2014
TO: Lord Mayor and CSPC Members
FROM: Graham Jahn, Director of City Planning, Development and Transport
SUBJECT: Information Relevant To Item 5 - Section 96(2) Application: Unit 35-35B/1A Coulson Street, Erskineville - At Committee - 04 December 2014

Alternative Recommendation

It is resolved that consent be granted to Development Application No. D/2012/1823/A, subject to the conditions shown in the subject report to the Central Sydney Planning Committee on 4 December 2014, subject to the amendment of Condition (17)(c) as shown below (with additions shown as **bold italics** and deletions shown as ~~strikethrough~~):

(17) FLOOD LEVELS

- (a) The design of the ground floor levels is to be equal to or above the 1 in 100 year flood level + 500mm freeboard.
- (b) The minimum habitable floor levels must be 9.3m AHD in the northwest of the site to 9.2m AHD in the south-east (1 in 100 flood event + 500mm freeboard).
- (c) The design of ground floor levels must also take account of any entry/s to the basement car park level (including driveway ramps, lift shaft openings, services risers, stairwells, and any other openings etc.). The levels required in these instances must satisfy the Probable Maximum Flood (PMF) level/s and must be designed accordingly. The minimum level for such entry points must be **9.95m AHD** ~~10.0m AHD~~ in the north-west of the site to 9.8m AHD in the south-east (PMF level).

Purpose

There is a typographical error in Condition (17)(c). It is recommended that the condition is amended to correlate the correct flood planning level as shown on the amended drawings and discussed in the body of the report.

Prepared by: Natasha Ridler, Senior Planner

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Approved

A handwritten signature in black ink, appearing to be 'GJahn', written in a cursive style.

**Graham Jahn, Director City Planning,
Development and Transport**