

From: [Lauren Templeman](#)
To: [Wayne Williamson](#)
Subject: 159-167 Darley Street PP Feasibility analysis
Date: Monday, 24 July 2023 9:24:03 AM
Attachments: [image001.png](#)

Hi Wayne

Below is email from Toby at Council referring to flood risk for this PP.

Thanks

Lauren Templeman

Manager Place & Infrastructure (Metro North)

Planning & Land Use Strategy | Department of Planning and Environment

T 02 9274 6590 | E Lauren.Templeman@planning.nsw.gov.au

From: Neil Cocks <Neil.Cocks@northernbeaches.nsw.gov.au>
Sent: Thursday, 22 December 2022 1:36 PM
To: Lauren Templeman <Lauren.Templeman@planning.nsw.gov.au>
Cc: Toby Philp <Toby.Philp@northernbeaches.nsw.gov.au>
Subject: FW: 159-167 Darley Street PP Feasibility analysis

Hi Lauren

Please see Toby's advice below.

Thanks

Neil Cocks

Manager, Strategic & Place Planning

Strategic & Place Planning
t 02 8495 6274 m 0466 510 408
neil.ocks@northernbeaches.nsw.gov.au
northernbeaches.nsw.gov.au



From: Toby Philp <Toby.Philp@northernbeaches.nsw.gov.au>
Sent: Thursday, 22 December 2022 1:34 PM
To: Neil Cocks <Neil.Cocks@northernbeaches.nsw.gov.au>
Subject: RE: 159-167 Darley Street PP Feasibility analysis

It is in low-med flood risk area but wasn't raised as an issue really...it is something that would be

addressed at DA stage

From Council report

“The subject site is affected by Low Risk and Medium Risk flood hazards in accordance with Council’s Flood Hazard Map adopted in 2019. Council notes the Planning Proposal generally meets the flood controls in the LEP and DCP, however has not addressed the most recent Ministerial direction 4.3 (flood prone land - released on 14 July 2021). Council however considers it generally consistent with Direction 4.3, however a full assessment cannot be undertaken until a more detailed development application is lodged and would be subject to approval by the development engineers.”

Toby Philp
Principal Planner

Strategic & Place Planning
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From: Neil Cocks <Neil.Cocks@northernbeaches.nsw.gov.au>

Sent: Thursday, 22 December 2022 1:30 PM

To: Toby Philp <Toby.Philp@northernbeaches.nsw.gov.au>

Subject: FW: 159-167 Darley Street PP Feasibility analysis

Hi Toby

Can you advise?

Neil Cocks
Manager, Strategic & Place Planning

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From: Lauren Templeman <Lauren.Templeman@planning.nsw.gov.au>

Sent: Thursday, 22 December 2022 1:24 PM

To: Neil Cocks <Neil.Cocks@northernbeaches.nsw.gov.au>

Subject: RE: 159-167 Darley Street PP Feasibility analysis

Hi Neil

I am briefing Brendan on this one. Can you tell me please if Council has outstanding issues with flooding.

Lauren

From: Neil Cocks <Neil.Cocks@northernbeaches.nsw.gov.au>

Sent: Thursday, 22 December 2022 1:00 PM

To: Lauren Templeman <Lauren.Templeman@planning.nsw.gov.au>

Cc: Toby Philp <Toby.Philp@northernbeaches.nsw.gov.au>; Andrew Pigott <Andrew.Pigott@northernbeaches.nsw.gov.au>

Subject: 159-167 Darley Street PP Feasibility analysis

Hi Lauren

Just to let you know that, in the absence of any further submissions from the proponent, we have engaged consultants Hill-PDA to review the feasibility analysis provided by the proponents for affordable housing, as discussed.

We are unlikely to get final advice until towards the end of January given the Christmas break.

Have a lovely Christmas.

Regards

Neil Cocks

Manager, Strategic & Place Planning

Strategic & Place Planning

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