

Natural Environment Referral Response - Flood

Application Number:	Mod2025/0166
Proposed Development:	Modification of Development Consent DA2023/1289 granted for Demolition works and construction of Shop Top Housing
Date:	28/05/2025
To:	Maxwell Duncan
Land to be developed (Address):	Lot 21 DP 571298 , 1112 - 1116 Barrenjoey Road PALM BEACH NSW 2108

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 modifications to DA2023/1289, including the reconfiguration of the basement carpark and amendments to landscaping. The proposal is assessed against Section B3.11 of the Pittwater DCP and Clause 5.21 of the Pittwater LEP.

Subject to compliance with the conditions laid out in response to DA2023/1289, the proposal generally complies with Section B3.11 of the Pittwater DCP and Clause 5.21 of the Pittwater 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.