

Natural Environment Referral Response - Flood

Application Number:	REV2024/0021
Proposed Development:	Review of Determination of Application DA2023/1841 for Use of Premises as a hardware and building supplies facility and associated internal alterations
Date:	02/07/2024
To:	Stephanie Gelder
Land to be developed (Address):	Lot 1 DP 88028 , 77 Bassett Street MONA VALE NSW 2103 Lot 4 DP 707291 , 77 Bassett Street MONA VALE NSW 2103

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

The proposal is for interior alterations and additions to Unit 1 and 2 at 77 Basset Street, Mona Vale. Preparing the units for use as a hardware and building supplies outlet.

Unit 1 & 2 are within the identified Low Risk Flood Precinct. As such, they are unaffected by the 1% AEP Flood Event and flood planning area. The units are affected by the Probable Maximum Flood (PMF). With an identified PMF Level of 3.29m AHD.

Council is satisfied that the proposal is compliant with Section B3.11 of the Pittwater 21 DCP 2021 and Clause 5.21(2)(a-e) of the Pittwater LEP 2014, with consideration of Clause 5.21(3)(a-d) of the Pittwater LEP 2014.

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.