

Natural Environment Referral Response - Flood

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| Application Number: | Mod2023/0567 |
| Proposed Development: | Modification of Development Consent DA2022/0145 granted for Demolition works and construction of a mixed-use development comprising a residential flat building and shop top housing, basement parking, lot consolidation and torrens title subdivision. |
| Date: | 11/12/2023 |
| To: | Gareth David |
| Land to be developed (Address): | Lot CP SP 32072 , 812 Pittwater Road DEE WHY NSW 2099 Lot CP SP 32071 , 4 Delmar Parade DEE WHY NSW 2099 |

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 modifications to DA2022/0145. The modifications include reduced gross floor area by 614.5m², reduction of apartment from 219 to 218, reduction in car spaces from 334 to 332, increase in open space from 2,219m² to 2,246.5m², increase in deep soil from 1,1019m² to 1,034.6m².

The proposed modifications will not have any impact in relation to flooding matters, noting there is also no change proposed to the previously approved stormwater and civil design.

There are no flood related objections subject to the retention of the flood related conditions of consent from DA2022/0145.

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.