



Our ref: DOC21/988597
Senders ref: 2021/740943

Felicity Shonk
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Northern Beaches Council
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Dear Ms Shonk

Subject: Planning Proposal – 1294-1300 Pittwater Rd and 2-4 Albert St Narrabeen

Thank you for your letter received 22 October 2021 seeking consultation under Section 3.34 of the *Environmental Planning and Assessment Act, 1979* with Environment, Energy and Science Group (EES) regarding a planning proposal at 1294-1300 Pittwater Road and 2-4 Albert Street Narrabeen.

EES notes that Part 1- Objectives or Intended Outcomes in the Planning Proposal outlines that the planning proposal seeks to amend the Warringah Local Environmental Plan (LEP) 2011 for 1294, 1296, 1298 and 1300 Pittwater Road and 2 and 4 Albert Street, Narrabeen to:

- increase the building height (excluding the existing heritage item and its curtilage) to align with the 11m height limit in the adjoining town centre, with an additional metre (12m) for Building A to allow for increased ceiling heights for commercial and medical floorspace in line with Australian Design Guideline requirements
- add additional permitted uses for 1298-1300 Pittwater Road for a medical centre, commercial premises and shop top housing and
- implement State Environmental Planning Policy No 70 – Affordable Housing (Revised Scheme).

EES has reviewed the Planning Proposal and supporting documentation and provides the following comments regarding flood risk management.

The Planning Proposal has not justified inconsistencies with the Section 9.1 Direction 4.3 Flooding. The proposal contains provisions that apply to the flood planning area that will permit a significant increase in the development and dwelling density, which is not permitted under the direction. However, on review of the information presented in the flood report, EES would not anticipate any significant issues to arise due to the proposed increase in density. This conclusion is based the following key points: only a fraction of the site interacts with the fringe of flooding, and evacuation access is available via Albert Street.

EES asks that any future requests on planning matters be made to rog.gsrplanning@environment.nsw.gov.au rather than the EnviroLine. Should you have any queries regarding this matter, please contact Marnie Stewart, Senior Project Officer Planning on 9995 6868 or Marnie.stewart@environment.nsw.gov.au

Yours sincerely

23/11/21

Susan Harrison
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Biodiversity and Conservation