

Natural Environment Referral Response - Flood

Application Number:	DA2023/0439
Proposed Development:	Alterations and additions to an industrial development and a change of use to light industry and an industrial retail outlet
Date:	12/07/2023
To:	Simon FergusonTuor
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

It is proposed to construct a new mezzanine floor within the warehouse at Unit A of 77-79 Bassett St, in the north-western section of the property.

Whilst the southern part of the property is affected by the Medium Flood Risk Precinct and 1% AEP flood event, the site for the proposed works is located in the Low Flood Risk Precinct.

There are no applicable flood related development controls from Section B3.11 of the Pittwater DCP.

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.