

Natural Environment Referral Response - Coastal

Application Number:	Mod2025/0166
Proposed Development:	Modification of Development Consent DA2023/1289 granted for Demolition works and construction of Shop Top Housing
Date:	20/05/2025
Responsible Officer	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 land located within the Coastal Zone.

And as such, Council's Natural Environment Unit officers are required to consider the likely impacts on drainage regimes.

Officer comments

The proposal seeks approval for Modification of Development Consent DA2023/1289 granted by the Land and Environment Court proceedings 2023/000465007 for demolition works and construction of shop top housing.

The proposed amendments seek to refine the detail of the application to address several issues identified during detailed structural design development and to amend the internal layout of the apartments.

This application was assessed in consideration of:

- Supplied plans and reports including
 - o Statement of Modifications prepared by Boston Blyth Fleming Town Planners dated 4th April 2025.
- Coastal Management Act 2016;
- State Environmental Planning Policy (Resilience and Hazards) 2021;
- Pittwater Estuary Mapping of Sea Level Rise Impacts (2015); and
- Pittwater LEP 2014 and Pittwater 21 DCP.

It is noted that the Flood Planning Level (FPL) prevails over the Estuarine Planning Level (EPL) for this application.

For the original DA and the proposed modification, the requirements of the EPL can be met as per the conditions of DA2023/1289, noting that the proposal is not supported from a flood management perspective.

All previous conditions should be retained.

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.