

Natural Environment Referral Response - Flood

Application Number:	Mod2024/0705
Proposed Development:	Modification of Development Consent REV2021/0034 granted for Review of Determination of Application DA2020/0442 for demolition works and construction of a Mixed Use Development comprising Shop Top Housing and retail premises, with associated carparking, landscaping and strata subdivision
Date:	09/01/2025
To:	Anaiis Sarkissian
Land to be developed (Address):	Lot B DP 316404 , 231 Whale Beach Road WHALE BEACH NSW 2107

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 modification of existing Development Consent REV2021/0034, granted for Review of Determination of Application DA2020/0442. The proposal includes additional excavation, an increase in floor area, revised landscape design, reconfiguration of the internal layout.

The proposal is located outside of the Medium Flood Risk Precinct and as such is not subject to any flood related development controls.

The proposal generally complies with Section B3.11 of the Pittwater DCP and with Clause 5.21 of the Pittwater LEP.

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.