

Natural Environment Referral Response - Flood

Application Number:	Mod2024/0697
Proposed Development:	Modification of Development Consent DA2018/0563 granted for Construction of a new dwelling house with internal lift and garage
Date:	10/01/2025
To:	Stephanie Gelder
Land to be developed (Address):	Lot 27 DP 28669 , 950 Barrenjoey Road PALM BEACH NSW 2108

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

This proposal is for the modification of Development Consent DA2018/0563, as modified under MOD2024/0697. The proposal includes the construction of a new lower ground floor level and a reconfiguration of the internal stairway. The proposal is assessed against Section B3.11 of the Pittwater DCP and Clause 5.21 of the Pittwater LEP.

The proposal is located within the Medium and Low Flood risk precincts. The flood characteristics vary across the site due to the topography.

The majority of the proposal generally complies with the DCP, however, the FFL of the proposed storeroom under the stairs is below the 1% AEP level in that location, which is 30.04m AHD. As such, the proposal is inconsistent with the DCP.

The proposal does not comply with Section B3.11 of the Pittwater DCP and Clause 5.21 of the Pittwater LEP.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Natural Environment Conditions:

Nil.