

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2025/0573
<b>Proposed Development:</b>	Demolition works and construction of a residential flat building
<b>Date:</b>	12/06/2025
<b>To:</b>	Maxwell Duncan
<b>Land to be developed (Address):</b>	Lot 13 DP 226681 , 4 Kunari Place MONA VALE NSW 2103 Lot 2 DP 222636 , 96 Park Street MONA VALE NSW 2103 Lot 42 DP 11108 , 94 Park 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

This proposal is for the demolition of existing dwellings across three lots and the construction of two, four-story apartments. The proposal is assessed against Section B3.11 of the Pittwater DCP and Clause 5.21 of the Pittwater LEP.

The proposal is located outside of the Flood Planning Precinct and is not subject to flood-related development controls.

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