

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2025/0419
<b>Proposed Development:</b>	Alterations and additions to a medical centre
<b>Date:</b>	06/05/2025
<b>To:</b>	Nick England
<b>Land to be developed (Address):</b>	Lot 6 DP 192755 , 1791 Pittwater Road 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 alterations and additions to an existing medical center, including an additional 30m<sup>2</sup> of floor space. The proposal is assessed against Section B3.11 of the Pittwater DCP and Clause 5.21 of the Pittwater LEP.

The DCP classifies medical centers as a 'business and industrial' land use group, and as such, they are not subject to flood related development controls within Low Flood Risk Precincts.

This 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.