

Natural Environment Referral Response - Flood

Application Number:	DA2020/0248
Date:	27/03/2020
To:	Gareth David
Land to be developed (Address):	Lot 5 S/P 36915 , 6 / 3 Vuko Place WARRIEWOOD NSW 2102

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 property at 6/3 Vuko Place, Mona Vale is affected by the Low Flood Risk Precinct. Other parts of 3 Vuko Place to the west of Unit 6, including the driveway, are also affected by the Medium Flood Risk Precinct.

The application proposes internal alterations and the change of use of an existing building to a community facility and health services facility (health care consulting room). The subject premises will accommodate food care distribution and emergency food hamper relief services. It is proposed that the health care use will be by appointment only and will involve only 1 client at any one time.

From the definitions and descriptions provided in the Statement of Environmental Effects (Boston Blyth Fleming), the proposed health services use is defined as a Medical Centre, which is listed in the Pittwater DCP as a Business and Industrial land use. Flood Controls for this land use type do not apply outside the Medium Flood Risk Precinct, so there are no applicable flood controls at the location of Unit 6.

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.