

Natural Environment Referral Response - Flood

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| Application Number: | DA2019/1072 |
| Date: | 09/04/2020 |
| To: | Renee Ezzy |
| Land to be developed (Address): | Lot 1 DP 219265 , 1797 Pittwater Road MONA VALE NSW 2103 Lot 2 DP 219265 , 38 Park Street MONA VALE NSW 2103 Lot 4 DP 76695 , 1795 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

The proposed Seniors Housing Development for 1795-1797 Pittwater Rd and 38 Park St complies with the flood requirements of the DCP and LEP.

The site is partially affected by the Low Flood Risk Precinct, but not at all by the Medium Flood Risk Precinct.

All floor levels are above the PMF levels.

Entry points to the basement car park are not flood affected.

No flood related objections.

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.