

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2025/0458
<b>Proposed Development:</b>	Internal fitout and signage
<b>Date:</b>	22/05/2025
<b>To:</b>	
<b>Land to be developed (Address):</b>	Lot 3 SP 87071 , 3 / 8 - 28 The Corso MANLY NSW 2095

### 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 retail premises, in order to convert it into a bakery. The proposal is assessed against Section 5.4.3 of the Manly DCP and Clause 5.21 of the Manly LEP.

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

The proposal generally complies with Section 5.4.3 of the Manly DCP and Clause 5.21 of the Manly 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.