

Natural Environment Referral Response - Flood

Application Number:	DA2025/0963
Proposed Development:	Alterations and additions to a dwelling house
Date:	19/08/2025
To:	Lachlan Rose
Land to be developed (Address):	Lot 10 DP 589949 , 4 Gilbert Street MANLY NSW 2095 Lot 1 DP 126389 , 5 Eustace Street 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 dwelling including the addition of a laundry on the ground floor and a new first floor level. The proposal is assessed against Section 5.4.3 of the Manly DCP and Clause 5.21 of the Manly LEP.

The proposed works are outside of the Flood Planning Area and are 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.