

Natural Environment Referral Response - Flood

Application Number:	Mod2025/0393
Proposed Development:	Modification of Development Consent DA220/2013 granted for demolition of existing structures and construction of a Mixed Use Development and Strata Subdivision
Date:	30/07/2025
To:	Adriana Bramley
Land to be developed (Address):	Part Lot 1 DP 1298672 , 11 Victoria Parade MANLY NSW 2095 Part Lot 1 DP 1298672 , 9 Victoria Parade 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 modifications to DA220/2013 including adjustments to the proposed development's internal layout. The proposal is assessed against Section 5.4.3 of the Manly DCP and Clause 5.21 of the Manly LEP.

The proposed modifications are outside the Flood Planning Area and are not subject to flood-related development controls.

Subject to compliance with any conditions previously placed on DA220/2013 and subsequent modifications, 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.