

Natural Environment Referral Response - Flood

Application Number:	DA2025/0017
Proposed Development:	Subdivision of one lot into two
Date:	17/01/2025
To:	Maxwell Duncan
Land to be developed (Address):	Lot 18 DP 7532 , 4 / 43 A Ethel Street SEAFORTH NSW 2092

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 seeking approval to subdivide a proposed dual occupancy under the Torrens Title. The proposal is assessed against Section 5.4.3 of the Manly DCP and Clause 5.21 of the Manly LEP.

The proposed work is not identified as being in a flood risk precinct and as such, is not subject to any 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.