

## Natural Environment Referral Response - Flood

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| <b>Application Number:</b>             | DA2023/1791  |
| <b>Proposed Development:</b>           | Internal fitout of a business premises and signage   |
| <b>Date:</b>                           | 20/12/2023   |
| <b>To:</b>                             | Olivia Ramage  |
| <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

The proposed development is for alterations to the internal fittings at the site, the lowering of the ceiling and new street front signage.

The site is outside of the flood planning area.

The proposal generally complies with Section 5.4.3 Flood Prone Land from the Manly DCP 2013 and Clause 5.21(2)(a-e) of the Manly LEP 2013, with consideration of Clause 5.21(3)(a-d) of the Manly LEP 2013.

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.