

Natural Environment Referral Response - Flood

Application Number:	DA2024/1459
Proposed Development:	Use of Premises as an Office Premises and associated internal alterations
Date:	12/11/2024
To:	Lachlan Rose
Land to be developed (Address):	Lot 21 SP 49343 , 21 / 53 East Esplanade MANLY NSW 2095 Lot 20 SP 49343 , 20 / 53 East Esplanade 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 a change of use of Lot 21 and an internal fit out for Lot 20.

The proposed works are located within the Low Flood Risk Precinct, and all works are proposed on the first floor with no changes to the ground floor.

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

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.