

Natural Environment Referral Response - Flood

Application Number:	DA2023/0468
Proposed Development:	Alterations and additions to a dwelling house
Date:	28/06/2023
To:	Dean Pattalis
Land to be developed (Address):	Lot 2 DP 1071850 , 46 Pine 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

The proposal seeks consent for alterations and additions to a existing residential dwelling including an extension to the existing garage.

The northern half of the property is affected by the identified probable maximum flood (PMF) extent.

The proposal is located outside of the identified flood extent. Therefore, section 5.4.3 Flood Prone Land of the Manly DCP 2013 is not applicable.

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.