

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2019/0849
<b>To:</b>	Benjamin Price
<b>Land to be developed (Address):</b>	Lot 1 DP 965161 , 9 Denison Street MANLY NSW 2095 Lot 1 DP 965161 , 11 Denison 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 property at 9 Denison Street, Manly is identified as flood affected in the Manly to Seaforth Flood Study, 2019. As a result the applicant is required to prepare a Flood Management Report in accordance with the guidelines available on Council's webpage. In accordance with Clause 5.4.3 of the Development Control Plan the development will need to comply with the relevant flood related development controls for the Medium Flood Risk Precinct. This will include setting the floor level of the proposed additions at the Flood Planning Level of 5.8m AHD, in addition to the other requirements in the Clause.

### Referral Body Recommendation

Recommended for refusal

### Recommended Natural Environment Conditions:

Nil.