

Natural Environment Referral Response - Flood

Application Number:	DA2024/1562
Proposed Development:	Demolition works and construction of a residential flat building including strata subdivision
Date:	28/11/2024
To:	Maxwell Duncan
Land to be developed (Address):	Lot A DP 24923 , 5 Lauderdale Avenue FAIRLIGHT NSW 2094

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 is for the demolition of the existing property and construction of a 4 storey residential building including lift and landscaping. This is a residential development.

The proposal is not affected by the High or Medium Flood Risk precincts and as such is not subject to any flood related 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.