

Natural Environment Referral Response - Flood

Application Number:	DA2021/1013
Date:	19/07/2021
To:	Penny Wood
Land to be developed (Address):	<p>Lot 22 DP 516006 , 176 - 180 Condamine Street BALGOWLAH NSW 2093</p> <p>Lot 101 DP 564655 , 176 - 180 Condamine Street BALGOWLAH NSW 2093</p> <p>Lot 7 DP 975160 , 176 - 180 Condamine Street BALGOWLAH NSW 2093</p> <p>Lot 8 DP 975160 , 176 - 180 Condamine Street BALGOWLAH NSW 2093</p> <p>Lot 21 DP 975160 , 176 - 180 Condamine Street BALGOWLAH NSW 2093</p> <p>Lot 25 DP 975160 , 176 - 180 Condamine Street BALGOWLAH NSW 2093</p> <p>Lot 26 DP 975160 , 176 - 180 Condamine Street BALGOWLAH NSW 2093</p> <p>Lot 23 DP 518721 , 176 - 180 Condamine Street BALGOWLAH NSW 2093</p>

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 subject site at 176-180 is identified as flood prone in the Manly Lagoon Flood Study, 2013. No Flood Management Report prepared by a suitably qualified engineer has been submitted with the application as required for development applications on flood prone land. This report must be provided with any subsequent application to determine whether the proposed development complies with the requirements for works on flood prone land.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Natural Environment Conditions:

Nil.