

Natural Environment Referral Response - Flood

Application Number:	DA2024/1729
Proposed Development:	Alterations and additions to a semi-detached dwelling
Date:	09/01/2025
To:	Lachlan Rose
Land to be developed (Address):	Lot B DP 437840 , 10 Smith 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 is for alterations and additions to an existing dwelling, including ground floor internal alterations, additions to the first floor, and new roofing. The proposal is assessed against Section 5.4.3 of the Manly DCP and with Clause 5.21 of the Manly LEP.

The majority of the proposed works are not affected by the Low or Medium Flood Risk precinct. The proposed works to make good the existing entry stairs are generally compliant with the DCP.

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