

Natural Environment Referral Response - Flood

Application Number:	DA2023/0972
Proposed Development:	Alterations and additions to a mixed use building.
Date:	15/08/2023
To:	Megan Surtees
Land to be developed (Address):	Lot CP SP 7114 , 22 Central Avenue MANLY NSW 2095

Reasons for referral

This application seeks consent for the following:

- All Development Applications on land below the 1 in 100 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 is partially affected by the Medium Flood Risk Precinct.

The proposed development relates to modifying the existing balcony balustrades, which are above the FPL.

This is compliant with Section 5.4.3 of the Manly DCP.

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.