

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2020/1425
<b>Date:</b>	26/11/2020
<b>To:</b>	Rebecca Englund
<b>Land to be developed (Address):</b>	Lot C DP 39108 , 1 Kenneth Road MANLY NSW 2095 Lot 3 DP 975160 , 265 Condamine Street MANLY VALE NSW 2093

### 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 proposed development generally complies with the DCP and LEP.

The south-east corner of 265 Condamine St is affected by the Medium Flood Risk Precinct, and the 1% AEP flood extent is only just inside the boundary.

The 1% AEP flood level is 11.1m AHD.

The habitable floor levels are above the FPL, and there is no reduction of storage below the 1% AEP flood level.

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.