

Natural Environment Referral Response - Flood

Application Number:	DA2023/1275
Proposed Development:	Alterations and additions to existing residential flat building (remedial work)
Date:	17/10/2023
To:	Nick England
Land to be developed (Address):	<p>Lot 1 SP 44636 , 1 / 140 - 142 North Steyne MANLY NSW 2095</p> <p>Lot 2 SP 44636 , 2 / 140 - 142 North Steyne MANLY NSW 2095</p> <p>Lot 3 SP 44636 , 3 / 140 - 142 North Steyne MANLY NSW 2095</p> <p>Lot 24 SP 44636 , 24 / 140 - 142 North Steyne MANLY NSW 2095</p> <p>Lot 25 SP 44636 , 25 / 140 - 142 North Steyne MANLY NSW 2095</p> <p>Lot 26 SP 44636 , 26 / 140 - 142 North Steyne MANLY NSW 2095</p> <p>Lot 27 SP 44636 , 27 / 140 - 142 North Steyne MANLY NSW 2095</p> <p>Lot 28 SP 44636 , 28 / 140 - 142 North Steyne MANLY NSW 2095</p> <p>Lot 4 SP 44636 , 4 / 140 - 142 North Steyne MANLY NSW 2095</p> <p>Lot 5 SP 44636 , 5 / 140 - 142 North Steyne MANLY NSW 2095</p> <p>Lot 6 SP 44636 , 6 / 140 - 142 North Steyne MANLY NSW 2095</p> <p>Lot 7 SP 44636 , 7 / 140 - 142 North Steyne MANLY NSW 2095</p> <p>Lot 8 SP 44636 , 8 / 140 - 142 North Steyne MANLY NSW 2095</p> <p>Lot 9 SP 44636 , 9 / 140 - 142 North Steyne MANLY NSW 2095</p> <p>Lot 10 SP 44636 , 10 / 140 - 142 North Steyne MANLY NSW 2095</p> <p>Lot 11 SP 44636 , 11 / 140 - 142 North Steyne MANLY NSW 2095</p> <p>Lot 12 SP 44636 , 12 / 140 - 142 North Steyne MANLY NSW 2095</p> <p>Lot 13 SP 44636 , 13 / 140 - 142 North Steyne MANLY NSW 2095</p> <p>Lot 14 SP 44636 , 14 / 140 - 142 North Steyne MANLY NSW 2095</p> <p>Lot 15 SP 44636 , 15 / 140 - 142 North Steyne MANLY NSW 2095</p> <p>Lot 16 SP 44636 , 16 / 140 - 142 North Steyne MANLY NSW 2095</p>

	Lot 17 SP 44636 , 17 / 140 - 142 North Steyne MANLY NSW 2095
	Lot 18 SP 44636 , 18 / 140 - 142 North Steyne MANLY NSW 2095
	Lot 19 SP 44636 , 19 / 140 - 142 North Steyne MANLY NSW 2095
	Lot 20 SP 44636 , 20 / 140 - 142 North Steyne MANLY NSW 2095
	Lot 21 SP 44636 , 21 / 140 - 142 North Steyne MANLY NSW 2095
	Lot 22 SP 44636 , 22 / 140 - 142 North Steyne MANLY NSW 2095
	Lot 23 SP 44636 , 23 / 140 - 142 North Steyne MANLY NSW 2095
	Lot CP SP 44636 , 140 - 142 North Steyne 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 remedial works, alterations and additions to the residential flat building at 140-142 North Steyne, Manly.

The property is within the identified Probable Maximum Flood (PMF) area but outside the Flood Planning Area (Medium Flood Risk Precinct). All proposed are above the PMF water level.

There are no flood related conditions.

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.