

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2021/0166
<b>Date:</b>	16/03/2021
<b>To:</b>	Alex Keller
<b>Land to be developed (Address):</b>	Lot 40 DP 7027 , 532 Pittwater Road NORTH MANLY NSW 2100

### 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 property is affected by the Low Flood Risk Precinct, but is outside the Flood Planning Area. The boarding house is in the Residential land use group, hence flood related controls do not apply.

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.