

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	Mod2024/0419
<b>Proposed Development:</b>	Modification of Development Consent DA2022/1164 granted for Demolition and construction of a commercial building
<b>Date:</b>	12/08/2024
<b>To:</b>	Claire Ryan
<b>Land to be developed (Address):</b>	Lot B DP 102407 , 34 - 35 South Steyne MANLY NSW 2095 Lot 2 DP 861591 , 34 - 35 South 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 seeks consent to modify DA2022/1164. The modifications include changes necessary to comply with the fire safety provisions of the BCA, changes to the design of the internal courtyard and an increase in the size and geometry of the Level 3 floorplate.

The proposed changes are not expected to affect the flood compatibility of the development with councils DCP and LEP. There are no objections subject to the retention of the flood related conditions of consent from DA2022/1164.

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.