

Natural Environment Referral Response - Flood

Application Number:	DA2021/0294
Date:	19/04/2021
To:	Maxwell Duncan
Land to be developed (Address):	Lot 45 SP 53211 , 218 / 54 A West Esplanade 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 unit faces on to West Esplanade, in an area mapped as Low / Medium Flood Risk Precinct. The flood affectation is due to some minor flooding in the 1% AEP event at the rear of the building, in Gilbert St.

The proposal is for a change of use to to a Yoga/Pilates Studio, minor internal fit-out works.

The proposal complies with the flood requirements of Council's flood related development controls.

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.