

Natural Environment Referral Response - Flood

Application Number:	Mod2024/0128
Proposed Development:	Modification of Development Consent DA2018/1669 granted for Demolition works and construction of a shop top housing development including strata subdivision
Date:	11/04/2024
To:	Maxwell Duncan
Land to be developed (Address):	Lot 1 DP 1288013 , 21 Whistler Street 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 modifications to DA 2018/1669. Specifically, the lowering of the basement floor level.

The western portion of the property is within the Medium Risk Flood Precinct. However, the Whistler Street basement entry is outside the identified Flood Risk Precincts. As such, there are no 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.