

Natural Environment Referral Response - Flood

Application Number:	DA2019/0547
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To:	Rhiannon McLardy
Land to be developed (Address):	Lot A DP 106210 , 58 Alexander 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 garage does not comply with Council's Flood Prone Land development controls. To be classified as a carport and thus be built at ground level, the structure is required to have an unenclosed design. Therefore, as a minimum: the southern side of the garage must be completely open and the roller door on the northern side must be at least 50% open below the 1% AEP Flood Level of 3.15m AHD.

Referral Body Recommendation

Recommended for refusal

Recommended Natural Environment Conditions:

Nil.