

Natural Environment Referral Response - Flood

Application Number:	Mod2024/0325
Proposed Development:	Modification of Development Consent DA2023/0849 granted for Alterations and additions to a commercial premise
Date:	11/07/2024
To:	Nick Keeler
Land to be developed (Address):	Lot 1 SP 67337 , 1 / 63 - 67 The Corso 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 a modification to DA2023/0849. The proposed works is for an internal fit out and works to the façade of the existing commercial building.

The property is affected by the 1% AEP flood extent, PMF Flood extent, Medium Flood Risk Precinct and a H3 Flood life Hazard.

Subject to the retention of flood conditions outlined in DA2023/0849, the proposal complies with Section 5.4.3 of the Manly DCP and Clause 5.21 of the Manly LEP.

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.