

Natural Environment Referral Response - Flood

Application Number:	DA2022/1526
Date:	25/10/2022
To:	Claire Ryan
Land to be developed (Address):	Lot 2 DP 877793 , 25 The Corso MANLY NSW 2095 Lot CP SP 12989 , 19 - 23 The Corso MANLY NSW 2095 Lot 1 DP 877793 , 27 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 proposed DA generally complies with the flood controls in the LEP and DCP. The works involve internal alterations and alterations to The Corso and Market Lane elevations.

The lower level switch and bin room at No 23 adjacent to Market Lane are proposed to be raised 700m above existing footpath. The finished floor level will be 6.08m AHD.

The site is not flood effected in the 1% AEP however in the PMF can have depths up to 300mm.

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.