

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	Mod2022/0073
<b>Date:</b>	04/05/2022
<b>To:</b>	Alex Keller
<b>Land to be developed (Address):</b>	Lot 100 DP 1270372 , 267 - 269 Condamine Street MANLY VALE NSW 2093

### 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 property at 267-269 Condamine St, Balgowlah is tagged as being within the Medium Flood Risk Precinct. However it is only a very tiny part of the property, less than 1m inside the property boundary in the south-east corner, which is affected.

The proposed modifications are minor and do not impact on the building footprint or flood risk.  
No flood related objections.

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.