

Natural Environment Referral Response - Flood

Application Number:	Mod2024/0109
Proposed Development:	Modification of Development Consent DA2018/0628 granted for alterations and additions to an existing dwelling house including a secondary dwelling
Date:	16/04/2024
To:	Dean Pattalis
Land to be developed (Address):	Lot 34 DP 8075 , 8 Bower 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 a modification to DA2018/0628. The works include major landscaping works which extend into the flood planning area (Medium Risk Flood Planning Precinct) which impacts the western portion of the property.

A Flood Management Report must be prepared by a suitably qualified professional and submitted with this Modification Application to demonstrate how the proposed development will comply with flood planning requirements, particularly the development controls outlined in the relevant LEP and DCP clauses. Section 5.4.3 - Flood Prone Land from the Manly DCP 2013 and Clause 5.21 of the Manly LEP 2013.

Please refer to councils online Guidelines for development on flood prone land for more information on how to prepare a Flood Management Report. The report must detail the design, measures and controls needed to achieve compliance.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Natural Environment Conditions:

Nil.