

Natural Environment Referral Response - Flood

Application Number:	Mod2024/0629
Proposed Development:	Modification of Development Consent DA2023/0987 granted for Demolition and construction of a shop top housing development with basement parking
Date:	04/12/2024
To:	Lachlan Rose
Land to be developed (Address):	Lot 1 DP 100633 , 40 Belgrave Street MANLY NSW 2095 Lot 1 DP 104766 , 41 Belgrave Street MANLY NSW 2095 Lot 1 DP 34395 , 42 Belgrave Street MANLY NSW 2095 Lot 1 DP 719821 , 43 Belgrave Street MANLY NSW 2095 Lot CP SP 14133 , 35 - 39 Belgrave 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

This proposal is for the modification of Development Consent DA2023/0987. This proposal modifies conditions 1, 16 and 23, and alters the stormwater drainage system form the original Development Consent.

The conditions proposed for amendment do not involve flood related conditions, and the stormwater drainage system is not subject to flood related conditions.

Subject to the retention of the flood related Conditions on Development Consent DA2023/0987, this proposal generally 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.