

Natural Environment Referral Response - Flood

Application Number:	Mod2025/0181
Proposed Development:	Modification of Development Consent DA2022/1164 granted for Demolition and construction of a commercial building
Date:	30/04/2025
To:	Claire Ryan
Land to be developed (Address):	Lot B DP 102407 , 34 - 35 South Steyne MANLY NSW 2095 Lot 2 DP 861591 , 34 - 35 South Steyne 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 alterations to DA2022/1164, to increase the size and layout of the third floor. The proposal is assessed against Section 5.4.3 of the Manly DCP and Clause 5.21 of the Manly LEP. The proposed changes are not expected to affect the flood compatibility of the development with Council's DCP and LEP.

Subject to compliance with any conditions laid out in previous natural environment referral flood responses, the 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.