

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2024/1672
<b>Proposed Development:</b>	Alterations and additions to a dwelling house
<b>Date:</b>	17/12/2024
<b>To:</b>	Claire Ryan
<b>Land to be developed (Address):</b>	Lot B DP 330039 , 10 Carlton 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 alterations and additions to an existing dwelling, including a new basement, addition of a first floor, stairs, and interior and exterior alterations. The proposal is assessed against Section 5.4.3 of the Manly DCP and Clause 5.21 of the Manly LEP.

The proposal is located within the Medium Flood risk precinct. The relevant flood characteristics are as follows:

Flood Planning Level: 6.52m AHD

1% AEP Flood Level: 6.02m AHD

1% AEP Hydraulic Category: Flood Fringe

Probable Maximum Flood (PMF) Level: 6.43m AHD

Max PMF Life Hazard Category: H2 – H1

The proposed works are largely outside of the 1% AEP extent and within the Medium Flood Risk Precinct.

Subject to the following conditions the proposal is generally compliant 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:

### CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

#### Building components and structural soundness

B1 - All new development below the Flood Planning Level of 6.52m AHD shall be designed and constructed from flood compatible materials.

B2 - The shelter in place refuge must be designed to ensure structural integrity up to the Probable Maximum Flood level of 6.43m AHD, with the remainder of the new development designed to ensure structural integrity up to the Flood Planning Level of 6.52m AHD. The forces of floodwater, debris load, wave action, buoyancy and immersion must all be considered.

B3 - All new and existing electrical equipment, power points, wiring and connections must be located above the Flood Planning Level of 6.52m AHD, protected from flood water or have residual current devices installed to cut electricity supply during flood events.

Details demonstrating compliance are to be submitted to the Principal Certifier for approval.

Reason: To reduce the impact of flooding and flood liability on owners and occupiers of flood-prone property and reduce public and private losses in accordance with Council and NSW Government policy.

#### Floor levels

C1 - New floor levels within the development shall be set at or above the Flood Planning Level of 6.52m AHD.

Details demonstrating compliance are to be submitted to the Principal Certifier for approval.

Reason: To reduce the impact of flooding and flood liability on owners and occupiers of flood-prone property and reduce public and private losses in accordance with Council and NSW Government policy.

### CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

**Blank condition for prior to commencement - replace this heading with your condition heading**  
All access, ventilation and any other potential water entry points, including entry stairs to the basement shall be at or above the Flood Planning Level of 6.52m AHD.

Details demonstrating compliance are to be submitted to the Principal Certifier for approval.

Reason: To reduce the impact of flooding and flood liability on owners and occupiers of flood-prone property and reduce public and private losses in accordance with Council and NSW Government policy.

### CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

#### Certification of Works as Executed

A suitably qualified engineer and/or registered surveyor is to certify that the completed works have

been constructed in accordance with this consent and the approved plans with respect to the following:

1. Floor levels for ground floor, shelter in place refuge are set at or above the required level
2. All access, ventilation, driveway crests and any other potential water entry points to the basement have been set at or above the required level

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Occupation Certificate.

Reason: To reduce the impact of flooding and flood liability on owners and occupiers of flood-prone property and reduce public and private losses in accordance with Council and NSW Government policy.

### **Building Components and Structural Soundness**

B2 - A suitably qualified structural engineer is to certify the structural integrity of the shelter in place up to the Probable Maximum Flood level of 6.43m AHD, and the remainder of the new development up to the Flood Planning Level of 6.52m AHD. The depth, velocity, debris load, wave action, buoyancy and immersion must all be considered.

B3 - A suitably qualified electrician or contractor is to certify that all new and existing electrical equipment, power points, wiring and connections are located above the Flood Planning Level of 6.52m AHD, are protected from flood water or have residual current devices installed to cut electricity supply during flood events.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Occupation Certificate.

Reason: To reduce the impact of flooding and flood liability on owners and occupiers of flood-prone property and reduce public and private losses in accordance with Council and NSW Government policy.