

Natural Environment Referral Response - Flood

Application Number:	DA2019/0114
To:	Rebecca Englund
Land to be developed (Address):	Lot A DP 39108 , 267 Condamine Street MANLY VALE NSW 2093 Lot B DP 39108 , 267 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 flood affectation is from overland flow flowing south along Condamine St.

The entrance to the basement car park is on Kenneth Rd, outside of the PMF extent, and there are no entrances into the building below the FPL.

Based on the HECRAS analysis in the Flood Management Report by Barrenjoey Consulting Engineers, the basement entry driveway will crest above the overland flow travelling down Kenneth Rd.

There are no flood related objections to the proposed development.

Referral Body Recommendation

Recommended for approval

Recommended Natural Environment Conditions:

Nil.