

14 November 2023

Ref: 230921

## FLOOD COMPLIANCE CERTIFICATE

**PROJECT:** Proposed Carport Alterations

**CLIENT:** M & J Jordan

**LOCATION:** 52 Riverview Parade, North Manly NSW

**REFERENCES:** Survey Plan prepared by Terralinks Job No. 6287 Dated Sep 2021  
Architectural Drawings Dwg No. DA-03 – DA-06 Dated March 2023  
Manly Lagoon Floodplain Risk Management Study and Plan prepared by WMA  
Water dated Oct 2018  
Warringah Development Control Plan (DCP)  
Warringah Local Environmental Plan (LEP) 2011

It is proposed to convert the existing carport to an open timber slatted screened carport at the above address. The development is classified as Residential in accordance with the Warringah LEP

The subject property is in the suburb of North Manly within the Manly Lagoon Catchment area and is subjected to the development controls of Northern Beaches Council. Referencing the Manly Lagoon Catchment Flood study plan, we can confirm that construction of the proposed Carport is within a high-risk precinct.

As such any development on the site is subject to the flood related development controls provided in the matrix within the Warringah DCP Part E: Flood Prone Land.

The requirements provided in the matrix are summarised below:

- Flood effects caused by Development – A1 & A2
- Building Components and Structural Soundness – B2 & B3
- Car Parking – D1, D2, D3 & D4
- Floor Levels - N/A – No alterations to floor levels are proposed with this development.
- Emergency Response – N/A – Evacuation & response to remain as is – no alterations to the habitable floor areas of the existing dwelling are proposed.
- Fencing – F1
- Pools – N/A
- Storage of Goods – G1

Table 1: General Controls & Assessment

PLANNING CONSIDERATIONS	REQUIREMENT	ASSESSMENT	COMPLY (YES/NO)
<b>FLOOD EFFECTS CAUSED BY DEVELOPMENT</b>	<p><b>A1.</b> Developments must demonstrate:</p> <ul style="list-style-type: none"> <li>a) There are no adverse impacts on flood levels or velocities caused by the alterations to the flood conveyance; and</li> <li>b) There are no adverse impacts on surrounding properties; and</li> <li>c) It is site minimised exposure to flood hazard</li> </ul> <p><b>A2.</b> Development must not result in a loss of flood storage</p>	<p>It is our opinion that the proposed development is not expected to adversely increase flood affectation elsewhere within the flood plain, not result in a loss of flood storage and not affect any existing overland flow paths.</p>	Yes
<b>BUILDING COMPONENTS &amp; STRUCTURAL SOUNDNESS</b>	<p><b>B2.</b> All new development must be designed and constructed to ensure structural integrity up to the flood planning level, considering the forces of floodwater, wave action, flowing water with debris, buoyancy and immersion. Structural certification shall be provided confirming the above.</p> <p><b>B3.</b> All new electrical equipment, power points, wiring must be waterproofed and/or located above the flood planning level.</p>	<p>All structures to be designed and constructed to ensure structural integrity up to the Probable Maximum Flood Level.</p> <p>All electrical equipment, power point and wiring must be waterproofed and installed by a qualified electrician – IF proposed.</p>	Yes
<b>FENCING</b>	<p><b>F1.</b> Fencing shall be designed so as not to impede the flow of flood waters and not to increase flood affectation on surrounding land.</p>	<p>Fencing provided is to be open style allowing the unaffected flow of flood water.</p>	Yes

<p><b>CAR PARKING</b></p>	<p><b>D1.</b> Open Carpark areas and Carports shall not be located within a floodway.</p> <p><b>D2.</b> The lowest floor level of open carparks &amp; carports shall be constructed no lower than the natural ground levels, unless it be shown that the carpark or carport is free draining with a grade greater than 1% and that flood depths are not increased.</p> <p><b>D3.</b> Carports must be of open design, with at least 2 sides completely open such that flow is not obstructed up to the 1% AEP flood level.</p>	<p>The carport location is not proposed to be altered.</p> <p>No changes to the carports floor levels are proposed with floor levels being level with natural adjacent ground level.</p> <p>The carport will be converted to an open slatted screened carport with timber screening (flood compatible material) with an open design for the free passage of floodwaters.</p>	<p>Yes</p>
<p><b>STORAGE OF GOODS</b></p>	<p>Hazardous or potentially polluting materials shall not be stored below the Flood Planning Level unless adequately protected from floodwater in accordance with industry standards.</p>	<p>Storage of hazardous materials should be stored about the flood planning level.</p>	<p>Yes</p>

We therefore certify that the documents submitted as listed above demonstrate that the proposed development generally complies with the development controls nominated in the Warringah Development Control Plan and Warringah Local Environmental Plan 2011 Part 5.21 – Flood Planning.

Yours faithfully,



Nathan Scarfone B.Eng (Civil)  
Senior Civil Engineer