

Natural Environment Referral Response - Flood

Application Number:	DA2023/0597
Proposed Development:	Alterations and Additions to Existing Mixed-Use Development
Date:	14/06/2023
To:	Nick Keeler
Land to be developed (Address):	Lot 172 SP 13245 , 14 / 22 Central Avenue 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 seeks consent for alterations and additions to convert lot 172 from one commercial lot into three commercial lots. The works involve minor alterations to the existing ground floor layout, new access openings along the Eastern, Western and Southern elevation as well as associated fit out works.

The property is affected by the Medium Risk Flood Precinct, 1% AEP Flood, PMF Flood and a H3 Flood Life Hazard Category.

The proposal does not meet the following flood related controls:

E1 - The Flood Risk Management Plan prepared by Taylor Consulting (Dated: May 2023) specifies a Flood Evacuation Route in Appendix D. The required openings along the Western Elevation of the proposed three lots are not shown on the submitted architectural plans and floor plans.

Access doors are to be shown on the architectural plans and floor plans for all three lots to allow for Flood Evacuation as per the Flood Risk Management Plan prepared by Taylor Consulting (Dated: May 2023).

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Natural Environment Conditions:

Nil.