

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2024/0557
<b>Proposed Development:</b>	Alterations and additions to a dwelling and use as an educational establishment
<b>Date:</b>	13/06/2024
<b>To:</b>	Jordan Davies
<b>Land to be developed (Address):</b>	Lot 1 DP 1045063 , 46 Eurobin 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 is for a change of use at the premises and interior alterations. It is proposed that the premises will be changed from a residential dwelling to a commercial dwelling. The proposed business will be owned and operated by Stella Maris College but there will be no classes or educational activities taking place on the premises. As such, the application has been assessed as 'Business & Industrial Use'.

The site is within the Medium Risk Flood Precinct. It has the following flood characteristics:

- Flood Planning Level: 3.64m AHD
- 1% AEP Flood Level: 3.14m AHD
- 1% AEP Hydraulic Category: Flood Fringe
- Probable Maximum Flood (PMF) Level: 5.62m AHD
- PMF Life Hazard Category: H5

Subject to the following conditions, the proposal 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:

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

### **Building components and structural soundness**

B3 - All new and existing electrical equipment, power points, wiring and connections must be located above the Flood Planning Level of 3.64m 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.

## ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

### **Conditions - On-Going: Conditions of Use**

The premises will not be used as a classroom, student break out area or any other area where students congregate.

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.