

Natural Environment Referral Response - Flood

Application Number:	DA2024/0515
Proposed Development:	Alterations and additions to a dwelling house including a garage
Date:	25/07/2024
To:	Lachlan Rose
Land to be developed (Address):	Lot 69 DP 12578 , 52 Riverview Parade NORTH MANLY NSW 2100

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 an existing carport. The works involve the addition of a slatted automated garage door to the north-eastern side of the existing carport. The north-western and south-eastern side of the carport are proposed to remain completely open.

The site is located adjacent to Manly lagoon and is largely affected by the high flood risk precinct. The 1% AEP flood level for the site is 3.16m AHD, the Flood Planning Level (FPL) is 3.66m AHD and the Probable Maximum Flood Level (PMF) is 5.66m AHD. The site is within the flood storage area and H5 flood hazard area in the PMF flood event.

Subject to the following conditions, councils flood referral body is satisfied that the revised proposal is compliant with Section E11 - Flood Prone Land from the Warringah DCP 2011 and Clause 5.21 - Flood Planning from the Warringah LEP 2011.

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 3.66m AHD shall be designed and constructed from flood compatible materials.

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.

Car parking

D3 -The carport is to have at least two sides completely open and be free draining.

D4 - Vehicle barriers or restraints such as removable bollards or railings are to be installed so as to prevent vehicle movement from the car parking area. Protection must be provided for all events up to the 1% AEP flood event.

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. Car ports have at least two sides completely open
2. Vehicle barriers or restraints have been installed.

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.