

Natural Environment Referral Response - Flood

Application Number:	DA2021/0179
Date:	06/04/2021
To:	Rebecca Englund
Land to be developed (Address):	Lot 8 DP 604034 , 255 Condamine Street MANLY VALE NSW 2093

Reasons for referral

This application seeks consent for the following:

- All Development Applications on land below the 1 in 100 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 proposed development is for a multi-level boarding house. The flood modelling output, specifically Map 16 of the Attachment F in the Flood Assessment Report shows post-development increases in the PMF velocities on private property (lot to the south of the subject site) of greater than 10%. The development cannot result in potential adverse flood impacts of more than 10% increase of PMF velocity on private land.

More information is required to show the flood model set up, this includes how existing buildings have been modelled in the lots to the north and south of the subject site. It appears the modelling conducted by the flood consultant does not include neighbouring existing buildings in the model. The flood impact assessment for the development should factor in buildings in the assessment. 1% AEP and PMF Water level and Velocity afflux mapping must be provided for a greater area around the site (extent of 100-150m upstream and downstream of the site to show proposed flood impacts on surrounding properties).

The Air Conditioning condensers must be positioned completely above the 1% AEP due to risk of damage in a 1% AEP flood. Justification must be provided as to why the base of the western lift must be located below the 1% AEP flood level. Without adequate justification it must be raised above the 1% AEP flood level.

The above are required to reduce the risks and impacts of flooding and to adequately assess the proposed development.

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.