

Natural Environment Referral Response - Flood

Application Number:	DA2022/1000
Date:	17/08/2022
To:	Lashta Haidari
Land to be developed (Address):	Lot 100 DP 1276056 , 19 - 21 South Steyne 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 development proposes to demolish existing commercial buildings to construct mixed use buildings with basement carpark.

The site is generally not affected by 1% AEP, however, it is affected by the PMF. The site is subjected to various Flood Planning Level (FPL) control levels.

The proposed retail area at building C fronting Wentworth Street with Finish Floor Level (FFL) of 4.75m AHD is not complying with FPL of 4.92m AHD. The reason provided by applicant is the need to activate the street front and provision of wheelchairs access.

The existing footpath level is at RL4.66m AHD, the access gradient of 4% is easily achievable for wheelchair access and street activation.

The proposal is considered non-compliant with Section B3.11 of Council's DCP.

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.