

Natural Environment Referral Response - Flood

Application Number:	DA2023/1358
Proposed Development:	Alterations and additions to a mixed use building
Date:	26/03/2024
To:	Nick Keeler
Land to be developed (Address):	Lot CP SP 7114 , 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 proposed development is for alterations and additions to an existing loading bay area located adjacent to the Northern Boundary of 22 Central Avenue, Manly. The works involve the construction of a new basement level with 9 individual storage units and a kitchenette/office as well as a new ground floor level with 17 individual storage units and a building managers office.

The site is affected by the identified Medium Flood Risk precinct and has the following flood characteristics:

- Maximum Flood Planning Level (FPL) of 5.87m AHD
- Maximum 1% AEP Flood Level of 5.37m AHD
- Maximum 1% AEP Depth of 0.48m
- Maximum Probable Maximum Flood (PMF) Level of 5.80m AHD.

The crest level of the driveway fronting Central Avenue is lower than the 1% AEP Flood Level and as a result it is expected that the proposed basement level would be inundated by floodwaters.

The Flood Risk Management Plan prepared by Taylor Consulting proposes to protect the basement level via the manual installation of a temporary L-shaped plastic ABS flood barrier. This does not comply with control C1 and D6 from Section 5.4.3 of the Manly DCP.

Council is not satisfied that the proposal is compliant with Section 5.4.3 Flood Prone Land from the Manly DCP 2013 and Clause 5.21(2)(a-e) of the Manly LEP 2013, with consideration of Clause 5.21(2)(a-d) of the Manly LEP 2013.

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.