

Natural Environment Referral Response - Flood

Application Number:	DA2024/0515
Proposed Development:	Alterations and additions to a dwelling house including a garage
Date:	03/06/2024
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 enclosing the existing carport on the northern and southern elevations with slatted screening and the eastern elevation with a slatted automated garage door.

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.

The proposal is expected to convert the existing carport into a garage. The floor level of the proposed garage is 2.21m AHD which is below the minimum required level which is at or above the 1% AEP flood level (refer condition D5). To be considered a carport, the structure must have at least two sides completely open (refer condition D3).

Council's flood referral body is not satisfied that the 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 unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Natural Environment Conditions:

Nil.