

Natural Environment Referral Response - Flood

Application Number:	DA2024/1132
Proposed Development:	Part demolition for alterations and additions for mixed use development
Date:	18/02/2025
To:	Maxwell Duncan
Land to be developed (Address):	Lot 6 DP 26171 , 47 The Corso 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

This proposal is for alterations and additions to an existing structure, including construction of new floors and a new layout of the ground and first floors. This proposal has been assessed against Section 5.4.3 of the Manly DCP and Clause 5.21 of the Manly LEP.

The site is within the Medium Flood Risk precinct. The relevant flood details are as follows:
Flood Planning Level: 5.73m AHD - a 300mm freeboard is justified in this area.
1% AEP Level: 5.43m AHD

Finished Floor Levels within the proposed development are at 5.68m AHD, the FPL is at 5.73m AHD. Control C1 of the DCP states that "New floor levels within the development shall be at or above the Flood Planning Level." While Control C7 of the DCP states that "Consideration may be given to a floor level below the Flood Planning Level within the first 5 metres from the street front..." the area of the proposal below the FPL and within the Flood Planning Area is greater than the allowed 5m from the street front. This includes the proposed bin rooms.

There is insufficient information contained within the Flood Management Report to consider Control C6 of the DCP. If it is demonstrated that the development is consistent with the requirements of Control C6, then the proposed FFL may be considered acceptable. If not, then the FFL would need to be raised to the FPL.

The proposal does not comply with Section 5.4.3 of the Manly DCP and Clause 5.21 of the Manly LEP.

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.