

Natural Environment Referral Response - Flood

Application Number:	DA2024/1716
Proposed Development:	Alterations and additions to a recreation facility (indoor) including installation of a heat pump system
Date:	15/01/2025
To:	Claire Ryan
Land to be developed (Address):	Lot 27 DP 939916 , 1 Kenneth Road MANLY NSW 2095 Lot 28 DP 939916 , 1 Kenneth Road MANLY NSW 2095 Lot 29 DP 939916 , 1 Kenneth Road MANLY NSW 2095 Lot 31 DP 939916 , 1 Kenneth Road MANLY NSW 2095 Lot 32 DP 939916 , 1 Kenneth Road MANLY NSW 2095 Lot 33 DP 939916 , 1 Kenneth Road MANLY NSW 2095 Lot 34 DP 939916 , 1 Kenneth Road MANLY NSW 2095 Lot 30 DP 939916 , 1 Kenneth Road 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 addition to an indoor recreation facility, including the installation of an electric heat pump system and extension of an existing room.

The proposal is assessed against Section 5.4.3 of the Manly DCP and Clause 5.21 of the Manly LEP.

The proposal is located within the Medium Flood risk precincts. The relevant flood characteristics are as follows:

Flood Planning Level: 3.66m AHD

1% AEP Flood Level: 3.16m AHD

1% AEP Hydraulic Category: Flood Storage and Flood Fringe

Probable Maximum Flood (PMF) Level: 5.66m AHD

Max PMF Life Hazard Category: H5

The proposed works are non-habitable and do not pose a potential risk to flood storage.

Subject to the following conditions the following proposal generally complies with Section 5.4.3 of the Manly DCP and Clause 5.21 of the Manly LEP.

The proposal is therefore supported.

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

Recommended Natural Environment Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Building components and structural soundness

B3 - All new and existing electrical equipment, power points, wiring and connections must be located above the Flood Planning Level of 3.66m AHD, protected from flood water or have residual current devices installed to cut electricity supply during flood events.

Details demonstrating compliance are to be submitted to the Principal Certifier for approval.

Reason: To reduce the impact of flooding and flood liability on owners and occupiers of flood-prone property and reduce public and private losses in accordance with Council and NSW Government policy.

Floor levels

C1 - New floor levels within the development shall be set at or above the 1% AEP Level of 3.16m AHD.

Details demonstrating compliance are to be submitted to the Principal Certifier for approval.

Reason: To reduce the impact of flooding and flood liability on owners and occupiers of flood-prone property and reduce public and private losses in accordance with Council and NSW Government policy.

Storage of Goods

Storage areas for hazardous or potentially polluting materials shall not be located below the Flood Planning Level of 3.66m AHD unless adequately protected from floodwaters in accordance with industry standards.

Details demonstrating compliance are to be submitted to the Principal Certifier for approval.

Reason: To reduce the impact of flooding and flood liability on owners and occupiers of flood-prone property and reduce public and private losses in accordance with Council and NSW Government policy.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Certification of Works as Executed

A suitably qualified engineer and/or registered surveyor is to certify that the completed works have been constructed in accordance with this consent and the approved plans with respect to the following:

1. Floor levels for ground floor are set at or above the required level
2. There has been no filling on the land other than what has been approved
3. Storage areas for hazardous or potentially polluting materials are not located below the Flood Planning Level of 3.66m AHD unless they are adequately protected from floodwaters in accordance with industry standards.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Occupation Certificate.

Reason: To reduce the impact of flooding and flood liability on owners and occupiers of flood-prone property and reduce public and private losses in accordance with Council and NSW Government policy.

Building Components and Structural Soundness

B3 - A suitably qualified electrician or contractor is to certify that all new and existing electrical equipment, power points, wiring and connections are located above the Flood Planning Level of 3.66m AHD, are protected from flood water or have residual current devices installed to cut electricity supply during flood events.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Occupation Certificate.

Reason: To reduce the impact of flooding and flood liability on owners and occupiers of flood-prone property and reduce public and private losses in accordance with Council and NSW Government policy.