

Natural Environment Referral Response - Flood

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| Application Number: | DA2019/0880 |
| To: | Megan Surtees |
| Land to be developed (Address): | Lot 21 DP 508707 , 63 Alexander Street 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 change of use and alteration of an existing commercial building to a dwelling house and secondary dwelling does not comply with the flood requirements of the LEP and DCP.

The property is affected by the High Flood Risk Precinct, and the following levels apply:

1% AEP flood level: 3.15m AHD

Flood Planning Level: 3.65m AHD

Probable Maximum Flood level: 5.65m AHD

Ground Floor level: 2.25m AHD

1st Floor level: 4.95m AHD

The existing ground floor level of 2.25m AHD is below the Flood Planning level of 3.15m AHD.

The existing upstairs floor level of 4.95m AHD is below the PMF level of 5.65m AHD.

The proposed secondary dwelling would be flooded inside to a depth of $3.15 - 2.25 = 0.9\text{m}$ in a 1% AEP flood event.

In the existing building, all areas on the ground floor have access to the upper floor. However the proposed secondary dwelling would be walled off, and there would be no access to the upper floor. Evacuation would not be a safe option, and there would be nowhere to safely shelter in place.

A Flood Management Report needs to be submitted for this DA, addressing all relevant points in Section 5.4.3 of the Manly DCP, but in particular, Parts E1 and E2 (Emergency Response).

E1: Development shall comply with Council's Flood Emergency Response Planning for Development in Pittwater Policy and the outcomes of any Flood Risk Emergency Assessment Report where it applies to the land.

E2: New development must provide an appropriately sized area to safely shelter in place above the Probable Maximum Flood level and appropriate access to this area should be available from all areas within the development.

The Flood Management Report also needs to address Part 6.3 of the Manly LEP, in particular Point 3:

3) Development consent must not be granted to development on land to which this clause applies

unless the consent authority is satisfied that the development:

- (a) is compatible with the flood hazard of the land
- (b) is not likely to significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties
- (c) incorporates appropriate measures to manage risk to life from flood

This application cannot be supported.

Referral Body Recommendation

Recommended for refusal

Recommended Natural Environment Conditions:

Nil.