

Natural Environment Referral Response - Flood

Application Number:	DA2023/1358
Proposed Development:	Alterations and additions to a mixed use building
Date:	15/12/2023
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 area at 22 Central Avenue, Manly. Specifically, turning the space into a combined storage area and office.

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

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

Given that the crest of the driveway is lower than the 1%AEP Flood Level and it is likely that the proposed storage area would be at risk of flood damage during a 1%AEP flood. The applicant has not provided a Flood Risk Management Report or any evidence of flood mitigation. As such, the application has been rejected.

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.