

Natural Environment Referral Response - Flood

Application Number:	DA2024/1132
Proposed Development:	Part demolition for alterations and additions for mixed use development
Date:	14/03/2025
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

PMF Level: 5.73m AHD

Finished Floor Levels within the proposed development are at 5.68m AHD, the FPL is at 5.73m AHD. Since the proposal is almost entirely an internal refit on the ground floor, this has been assessed as acceptable, providing the bathrooms and bin room are constructed from flood proof materials, and that the lift is flood proofed up to the FPL.

Subject to the following conditions, the 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

B1 - All new development (including the bathrooms and bin room on the ground floor) below the Flood Planning Level of 5.73m AHD shall be designed and constructed from flood compatible materials.

B2 - All new development must be designed to ensure structural integrity up to the Flood Planning Level of 5.73m AHD, taking into account the forces of floodwater, debris load, wave action, buoyancy and immersion.

B3 - All new and existing electrical equipment, power points, wiring and connections must be located above the Flood Planning Level of 5.73m AHD, protected from flood water or have residual current devices installed to cut electricity supply during flood events.

The lift must be flood proofed up to the Flood Planning Level of 5.73m AHD, and have any motors located at the top of the lift shaft.

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 5.68m 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.

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 and shelter in place refuge are set at or above the required level.
2. The lift is flood proofed to the FPL, and any motors associated are located at the top of the lift shaft.
3. The ground floor bathrooms and bin room are constructed from flood proof materials to the FPL.

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

B2 - A suitably qualified structural engineer is to certify the structural integrity of the new development up to the Flood Planning Level of 5.73m AHD. The depth, velocity, debris load, wave action, buoyancy and immersion must all be considered.

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 5.73m 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.