

Natural Environment Referral Response - Flood

Application Number:	DA2022/1000
Date:	11/11/2022
To:	Jordan Davies
Land to be developed (Address):	Lot 100 DP 1276056 , 19 - 21 South Steyne 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 includes partial demolition and alterations and additions, as well as the construction of mixed use buildings which incorporate residential, retail/ commercial and hospital/ medical uses and associated guest accommodation with basement parking and landscaping. The site is partially affected by the Flood Planning Area (Medium Flood Risk Precinct) and the Probable Maximum Flood (Low Flood Risk Precinct), but not by the 1% AEP flood event. The Flood Life Hazard Category is H1-H2.

Flood Planning Levels (FPLs) vary across the site. Relevant FPLs are as shown in Appendix C of the Flood Statement by Northrop (14.10.2022), and are based on flood levels from the "Manly to Seaforth Flood Study Revision 3" (Cardno, 2019).

The floor level of Building C along Wentworth St has now been satisfactorily amended to the FPL of 4.92m AHD.

All floor levels now meet the FPL requirements.

The driveway entry to the basement car park is existing and does not need to be modified. The Flood Statement by Northrop notes that the existing crest level of 5.15m AHD is almost at the FPL of 5.16m AHD.

The proposed development generally complies with the flood controls in Part 5.4.3 of the Manly DCP 2013.

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

Flooding

In order to protect property and occupants from flood risk the following is required:

Building Components and Structural Soundness – B1

All new development below the relevant Flood Planning Level shall be constructed from flood compatible materials in accordance with "Reducing Vulnerability of Buildings to Flood Damage: Guidance on Building in Flood Prone Areas", Hawkesbury-Nepean Floodplain Management Steering Committee (2006).

Building Components and Structural Soundness – B2

All new development must be designed to ensure structural integrity up to the relevant Flood Planning Level (refer to Appendix C of the Flood Statement by Northrop, 14.10.2022), taking into account the forces of floodwater, wave action, flowing water with debris, buoyancy and immersion.

Building Components and Structural Soundness – B3

All new electrical equipment, power points, wiring, fuel lines, sewerage systems or any other service pipes and connections must be waterproofed and/or located above the relevant Flood Planning Level. All existing electrical equipment and power points located below the Flood Planning Level must have residual current devices installed to cut electricity supply during flood events.

Floor Levels – C1

New floor levels within the development shall be set at or above the floor levels shown on architectural drawing 5892-DA-112, issue 02, (13/10/2022), in order to be at or above the relevant Flood Planning Level.

Car parking – D6

All access, ventilation and any other potential water entry points to the basement car park (apart from the existing driveway) shall be at or above the relevant Flood Planning Level (refer to Appendix C of the Flood Statement by Northrop, 14.10.2022).

Storage of Goods – G1

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

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction 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.

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

Certification of the Structural Stability of the Building (B2)

A suitably qualified structural engineer is to certify the structural stability of the new development considering lateral flood flow, buoyancy, suction effects, wave action and debris load impact up to the Flood Planning Level.

Details demonstrating compliance are to be submitted to the Certifying Authority 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.

Certification of Services (B3)

A suitably qualified electrician or contractor is to certify that all electrical equipment, power points, wiring, fuel lines, sewerage systems or any other service pipes and connections are located above the Flood Planning Level, are protected from water ingress or have residual current devices installed to cut electricity supply during flood events.

Details demonstrating compliance are to be submitted to the Certifying Authority 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.

Basement Car Parking (D6)

A registered surveyor is to certify that all access, ventilation and any other potential water entry points to the basement car park (apart from the existing driveway) have been constructed at or above the relevant Flood Planning Level (refer to Appendix C of the Flood Statement by Northrop, 14.10.2022).

Details demonstrating compliance are to be submitted to the Certifying Authority 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.