

Natural Environment Referral Response - Flood

Application Number:	DA2023/0987
Proposed Development:	Demolition and construction of a shop top housing development with basement parking
Date:	05/03/2024
To:	Maxwell Duncan
Land to be developed (Address):	Lot 1 SP 14133 , 39 Belgrave Street MANLY NSW 2095 Lot 2 SP 14133 , 38 Belgrave Street MANLY NSW 2095 Lot 3 SP 14133 , 36 Belgrave Street MANLY NSW 2095 Lot 4 SP 14133 , 35 Belgrave Street MANLY NSW 2095 Lot 5 SP 14133 , 1 / 37 Belgrave Street MANLY NSW 2095 Lot 6 SP 14133 , 2 / 37 Belgrave Street MANLY NSW 2095 Lot 7 SP 14133 , 3 / 37 Belgrave Street MANLY NSW 2095 Lot 1 DP 100633 , 40 Belgrave Street MANLY NSW 2095 Lot 1 DP 104766 , 41 Belgrave Street MANLY NSW 2095 Lot 1 DP 34395 , 42 Belgrave Street MANLY NSW 2095 Lot 1 DP 719821 , 43 Belgrave Street MANLY NSW 2095 Lot CP SP 14133 , 35 - 39 Belgrave 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 proposal is for a multi-storey mixed use development with a basement carpark.

Based on the Manly to Seaforth Flood Study 2019, the 1% AEP level at 35 Belgrave St is 5.88. At the corner of Belgrave and Raglan Street, the 1% AEP level is 5.83mAHD. A Flood Planning level (FPL) of 6.12m AHD is considered acceptable for the Belgrave Street and Raglan Street side of the building due to the Probable Maximum Flood (PMF) height in the area. A Flood Planning level (FPL) of 5.9m AHD is considered acceptable for the Whistler Street side of the building due to the the PMF height in the area.

The proposal includes:

- A basement carpark driveway crest level of 5.90mAHD
- Retail floor levels of 5.835mAHD, which in several areas extend 7m from the street frontage
- Areas of the ground floor behind retail areas have floor levels that range from 5.835mAHD to 6.150mAHD

- Substation floor level of 5.99m AHD

The floor levels below the FPLs have not been adequately justified and are not consistent with the DCP. Prescriptive control C7 of 5.4.3. of the MDCP allows the first 5m of retail street frontage to be below the FPL. The retail areas are below the FPL extend beyond 5m from the street frontage. Furthermore, the substation floor levels and areas behind the retail areas must be raised or protected up to the FPL of 6.12m AHD.

The proposal is deemed to be inconsistent with 5.4.3 of the MDCP and 5.21 of the MLEP.

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.