

Natural Environment Referral Response - Flood

Application Number:	DA2024/0591
Proposed Development:	Demolition works and construction of a dwelling house
Date:	09/08/2024
To:	Maxwell Duncan
Land to be developed (Address):	Lot 1 DP 799776 , 71 Whistler 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 the demolition of the existing dwelling and construction of a new three storey dwelling. The works include the construction of a garage and new fencing.

The site is within the Medium Risk Flood Planning Precinct. The Flood Management Report, prepared by Northern Beaches Consulting (06/05/2024), justified a varying Flood Planning Level for different points on the site. The flood characteristics are as follows:

- Flood Planning Level: 6.45m AHD
- 1% AEP Flood Level: 5.95m AHD
- Probable Maximum Flood (PMF) Level: 6.07m AHD
- PMF Life Hazard Category: H1 - H2

The FPL at the rear of the property is 6.45m AHD. Council agrees with the proposed freeboard of 300mm within the location of the proposed entryway & laundry, the FPL at that location is 6.25m AHD.

Subject to the following conditions, the proposal complies with Section 5.4.3 of the Manly DCP or 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 below the Flood Planning Level 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, 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, 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 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 the relevant Flood Planning Level.

C3 - The underfloor area of the dwelling below the 1% AEP flood level is to be designed to allow clear passage of floodwaters. At least 50% of the perimeter of the underfloor area must be of an open design from the natural ground level up to the 1% AEP flood level.

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.

Car parking

D5 - The floor level of the proposed garage shall be set at or above the 1% AEP flood level of 5.95m 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.

Fencing

New fencing (including pool fencing, boundary fencing, balcony balustrades and accessway balustrades) shall be open to allow for the unimpeded movement of flood waters. It must be designed

with a minimum of 50% open area along any straight length, from the natural ground level up to the 1% AEP flood level. Openings shall be a minimum of 75mm x 75mm.

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. Openings are provided under floor areas where required for the free passage of flood waters
2. Openings are provided in fencing where required for the free passage of flood waters

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.