

Natural Environment Referral Response - Flood

Application Number:	DA2024/0591
Proposed Development:	Demolition works and construction of a dwelling house
Date:	30/05/2024
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 (Main Dwelling): 6.45m AHD
- Flood Planning Level (Entry Hall & Laundry): 6.25m AHD
- 1% AEP Flood Level: 5.95m AHD
- Probable Maximum Flood (PMF) Level: 6.07m AHD
- PMF Life Hazard Category: H1 - H2

The architectural plans show that the underfloor of the proposed dwelling is closed. This does not comply with controls A1 and C3 from Section 5.4.3 of the Manly DCP.

The proposal does not comply with Section 5.4.3 of the Manly DCP or Clause 5.21 of the Manly LEP.

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.