

Natural Environment Referral Response - Flood

Application Number:	DA2023/0987
Proposed Development:	Demolition and construction of a shop top housing development with basement parking
Date:	23/09/2023
To:	Alex Keller
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 St, the 1% AEP level is 5.83mAHD. A Flood Planning level (FPL) of 6.12m AHD is considered acceptable for the Belgrave St side of the building due to the Probable Maximum Flood (PMF) height in the area. The PMF height at Belgrave St range from 6.1 to 6.15mAHD. At the Whistler St boundary, the PMF as 5.90mAHD.

The proposal includes:

- A basement carpark driveway crest level of 5.80mAHD
- Retail floor levels of 5.835mAHD, which in some area extend 7m from the street frontage
- Some areas of the ground floor behind retail areas have floor levels that range from 6.12mAHD to 6.18mAHD

- Substation floor level of 5.99mAHD

The floor levels below the FPLs have not been adequately justified. 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 area below the FPL extends beyond 5m from the street frontage. Therefore, the floor levels are not consistent with the DCP and has not been adequately justified.

Flooding must be considered at the Whistler St side of the building. An appropriate FPL at the Whistler St side of the building is considered to be 5.9mAHD. To be consistent with the MDCP, the basement carpark driveway crest is required to be raised to 5.9mAHD.

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.