

Natural Environment Referral Response - Flood

Application Number:	DA2021/0053
Date:	19/03/2021
To:	Jordan Davies
Land to be developed (Address):	Lot 7 DP 1251955 , 121 Dove Lane WARRIEWOOD NSW 2102 Lot 1 DP 1266557 , 111 Dove Lane WARRIEWOOD NSW 2102 Lot 4 DP 1251955 , 101 Dove Lane WARRIEWOOD NSW 2102

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

An overland flow path traverses through the subject site before discharging into Fern Creek to the north. The Water Management Report submitted in support of the Development Application has not adequately addressed the flood protection requirements outlined in the Warriewood Valley Water Management Specification, 2001. Whilst DRAINS modelling has been provided to demonstrate stormwater quantity targets can be achieved, sufficient flood modelling has not been provided to demonstrate:

- the existing flow regime through the site in a range of design events up to and including the 1% and PMF events;
- that the proposed subdivision and related civil works will have no impact on flooding for neighbouring properties;
- that all new allotments to be created are above the Flood Planning Area; and
- there is no net decrease in the floodplain volume of the floodway or flood storage area within the property, for any flood event up to the 1% AEP flood event and the PMF event including climate change considerations for both design events.

The above information must be addressed in any revised application or additional information provided.

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.