

Natural Environment Referral Response - Flood

Application Number:	DA2018/1514
To:	Luke Perry
Land to be developed (Address):	Lot 100 DP 1015283 , 145 Old Pittwater Road BROOKVALE NSW 2100

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 Flood Impact Assessment dated 10 August 2018 lacks clarity in addressing the relevant controls for this specific development application. A new/updated assessment report should be submitted to clearly state and show calculations and modelling results that the Stage 2 Development Works (DA2018/1514) comply with requirements 60-64 of the Warringah DCP – Part G4 and requirements 6.3 (3) of the Warringah LEP. The impacts of climate change are to be considered when determining the average recurrence intervals as per the Warringah DCP – Part G4 Objectives. If the requirements cannot be complied with in the proposed development, then reasoning and justification for approval must be provided.

Specific controls that are non-compliant or require further clarity or assessment, include:

- Warringah DCP – Part G4, Warringah Mall Requirement 61 - Ensure that all new development on the site does not adversely affect flooding conditions in existing development located both internal and external to the site.

Existing roads, carparks and Golf Courses are included in the definition of existing developments. In some areas on site, for example Dale St, 100 year Average Recurrence Interval (ARI) flood depths are expected to worsen as a result of this development. Therefore the development does not comply with this requirement. Assessment of the flood effects of this development on Warringah Golf Course should include analysis of velocity effects (of just the stage 2 development). More information is also needed to show if there are any adverse flood level and velocity effects for the Probable Maximum Flood (PMF) and flood events smaller than the 100 year ARI flood, with consideration of climate change.

- Warringah DCP – Part G4, Warringah Mall Requirement 64 - Structural measures are to be implemented on the site that ensure that overland flows are conveyed through the site in a low hazard nature for floods up to 100 year ARI. All new structural measures are to be confined, as far as is deemed practicable, to the site.

Parts of the site are reported to have overland flows in a 100 year ARI flood that are medium and high hazard in nature, therefore the development does not comply with requirement 64. More information to show consideration of climate change and the hazard classification for 5 year, 10 year, 20 year, 50 year flood events.

- Warringah LEP – Part 6.3 (3) Requirement b - [The consent authority must be satisfied that] the development is not likely to significantly adversely affect flood behaviour resulting in detrimental increases in the in the potential flood affection of other development or properties.

More information is needed to show that the development is not likely to significantly adversely affect flood behaviour resulting in detrimental increases in the in the potential flood affection of other developments, such as Warringah Golf Course, this includes increases in flood levels and velocities for a spectrum of flood events.

Referral Body Recommendation

Recommended for refusal

Recommended Natural Environment Conditions:

Nil.