

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2021/1478
<b>Date:</b>	24/10/2021
<b>To:</b>	Anne-Marie Young
<b>Land to be developed (Address):</b>	Lot 2 DP 1115877 , 53 A Warriewood Road 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

The proposed development comprises the subdivision of one lot into a 22 lot Community title residential subdivision, construction of 21 dwellings and the civil works associated with extending an existing public road (Lorikeet Grove) and creek rehabilitation works within the site. Narrabeen Creek flows from north to south across the western part of the site, and there is an overland flow path from east to west through the middle of the site.

The proposal is assessed against the flood requirements detailed in:

- Pittwater DCP (Sections B3.11 and B3.12)
- Warriewood Valley Urban Release Water Management Specification

From Council's existing flood information, the subject site is located upstream of the extent of impact from the 1% AEP flood event in Narrabeen Lagoon, but just downstream of the extent of impact from the PMF event. The flood modelling described in the Overland Flow Impact Assessment by Craig & Rhodes (July 2021) is based on Council's DRAINS and TUFLOW models for the Ingleside, Elanora and Warriewood Overland Flow Flood Study which were obtained and updated with more detail at the subject site, and converted from ARR 1987 to ARR 2019. The 50%, 20%, 1%, 1% AEP with climate change and PMF design events were modelled for pre- and post-development. The modelling methodology described in the Assessment is considered to be satisfactory. The Assessment concludes that flood behaviour in the residential part of the site will be improved due to the proposed stormwater management measures (i.e. pit and pipe network, temporary swale, creek rehabilitation, and OSD), and that there will be no adverse impact on flood behaviour in the surrounding areas.

The flood mapping in Appendices A and B of the Overland Flow Impact Assessment show that the proposed development is generally consistent with the Flood Planning Level requirements in Table 4.3 of the Warriewood Valley Urban Release Water Management Specification.

However these flood comments cannot be finalised until additional information is provided which accurately reflects the location of the inner/outer creek corridors and realigns the proposed shared path, with amendments to the plan of subdivision and landscape plans, as per the strategic planning referral

response.

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.