

Pittwater Development Control Plan 21 Assessment

Proposed Site Preparation Works

53A & 53B Warriewood Road, Warriewood (Lot 2 & 3, DP11115877)

Pittwater Development Control Plan 21]		
Control	Compliance	Comment
Part B3 - Hazard Controls		
B3.6 Contaminated Land and Potentially Contaminated Land		
<p><i>Council shall not consent to the carrying out of any development on land unless it has considered State Environmental Planning Policy No. 55 Remediation of Land.</i></p> <p><i>In particular, Council shall consider:</i></p> <ul style="list-style-type: none"> ▪ <i>whether the land is contaminated; and</i> ▪ <i>if the land is contaminated, whether the land is suitable in its contaminated state (or will be suitable after remediation) for the purpose for which the development is proposed to be carried out; and</i> ▪ <i>if the land requires remediation, whether the land will be remediated before the land is used for that purpose.</i> 	YES	<p>The Resilience and Hazards SEPP has been considered in Section 4.3.5 of the Statement of Environmental Effects (SEE).</p>
B3.11 Flood Prone Land		
<p><i>1. Development must comply with the prescriptive controls set out in the Matrix below. Where a property is affected by more than one Flood Risk Precinct, or has varying Flood Life Hazard Category across it, the assessment must consider the controls relevant at each location on the property.</i></p> <p><i>2. Development on flood prone land requires the preparation of a Flood Management Report by a suitably qualified professional.</i></p>	N/A	<p>Given the nature of the proposed development, it is considered that the proposed development will not have a detrimental impact on the flood plain.</p> <p>The subsequent applications for the proposed residential development will provide appropriate supporting documentation regarding flood management.</p>



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B3.12 Climate Change (Sea Level Rise and Increased Rainfall Volume)		
<p><u>3) Climate Change Assessment for Land Identified within the Warriewood Valley Land Release Area</u></p> <p><i>For land identified within the Warriewood Valley Land Release Area involving development to which this control applies, a climate change assessment shall be incorporated in the Water Management Report as required by Clause C6.4 Flood - Warriewood Valley Residential Sectors, Buffer Areas or Development Sites, Clause C6.5 Flood - Warriewood Valley Employment Generating Sectors, Buffer Areas or Development Sites and in accordance with Council's Warriewood Valley Urban Land Release Water Management Specification (February 2001 or as amended). The climate change assessment shall include the impacts of climate change on the property over the life of the development and the adaptive measures to be incorporated in the design of the project. The following climate change scenarios shall be considered:</i></p> <p><i>Scenario 1: Impacts of sea level rise only</i></p> <p><i>Scenario 2: Impacts of sea level rise combined with increased rainfall volume</i></p> <p><i>Flood Planning Levels for Scenario 1 and 2 have not been adopted by Council to date.</i></p> <p><i>Applicants should contact Council to be directed to the source of the best available information to determine the</i></p>	<p>N/A</p>	<p>Given the nature of the proposed development, it is considered that the proposed development will not have a detrimental impact on climate change.</p> <p>The subsequent applications for the proposed residential development will provide appropriate supporting documentation regarding climate change.</p>



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<i>likely increase in Flood Planning Levels as a result of climate change.</i>		
Part C6 - Design Criteria for Warriewood Valley Release Area		
C6.1 Integrated Water Cycle Management		
<p>Flooding</p> <p><i>The flood levels are to be determined as part of the Water Management Report. The information to be obtained includes:</i></p> <ul style="list-style-type: none"> ▪ <i>the 50% Annual Exceedance Probability (AEP) flood levels with climate change impacts including sea level rise combined with increase rainfall volume;</i> ▪ <i>the 20% AEP flood levels with climate change impacts including sea level rise combined with increase rainfall volume;</i> ▪ <i>the 1% AEP flood levels with climate change impacts including sea level rise combined with increase rainfall volume;</i> ▪ <i>the Flood Planning Level (FPL) - equal to the 1% AEP flood level plus freeboard (as defined within clause A1.9 of this DCP) with climate change impacts including sea level rise combined with increase rainfall volume;</i> ▪ <i>the Probable Maximum Flood (PMF) level with climate change impacts including sea level rise combined with increase rainfall volume;</i> ▪ <i>the flow velocities for the 1% AEP flood and Probable Maximum Flood with climate change impacts</i> 	N/A	<p>Given the nature of the proposed development, it is considered that the proposed development will not have a detrimental impact on the flood plain.</p> <p>The subsequent applications for the proposed residential development will provide appropriate supporting documentation regarding flood management.</p>



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<p><i>including sea level rise combined with increase rainfall volume; and</i></p> <ul style="list-style-type: none"> ▪ <i>the Flood Category and Flood Hazard Classification as defined in clause A1.9 of this DCP with climate change impacts including sea level rise combined with increase rainfall volume.</i> <p><i>Likely flood impacts from the development must also be assessed and where required, mitigated.</i></p> <p><i>The filling of land will only be permitted where it can be demonstrated within the Water Management Report that:</i></p> <ul style="list-style-type: none"> ▪ <i>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; and/or</i> ▪ <i>there is no additional adverse flood impact on the subject and surrounding properties and flooding processes for any flood event up to the PMF event including climate change impacts.</i> <p><i>The Water Management Report must identify the minimum floor level requirements for development in accordance with the Flood Hazard and Flood Category applicable to the proposed land use specified in Flood Risk Management Policy.</i></p>		



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<i>The subdivision of land requires the building platforms for each additional allotment to be created at or above the Flood Planning Level (plus climate change). The Plan of Subdivision is to include the Flood Planning Level (plus climate change) for each new allotment created.</i>		
Groundwater <i>The Water Management Report must identify the depth of the groundwater table. If groundwater is to be managed as a result of excavation/basements/stormwater or flood mitigation measures on the proposed development, the groundwater management measures are to be detailed in the report.</i>	YES	Any impacts to groundwater may be appropriately managed by a Water Management/Geotechnical Report as a condition of consent.

