

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2025/0065
<b>Proposed Development:</b>	Alterations and additions to Warringah Mall Shopping Centre including access road and car park alterations, ticketless parking infrastructure, signage and associated works
<b>Date:</b>	06/02/2025
<b>To:</b>	Thomas Burns
<b>Land to be developed (Address):</b>	Lot 103 DP 1247294 , 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

This proposal is for the replacement of signage and boom gates on the property. This also includes a like-for-like replacement of a concrete ramp. The proposal is assessed against Section E11 of the Warringah DCP and Clause 5.21 of the Warringah LEP.

Flood characteristics vary across the property and the proposed sites of alterations.

The proposed installation of new signage and parking controls does not present a reduction in flood storage.

The proposal generally complies with Section E11 of the Warringah DCP and Clause 5.21 of the Warringah LEP subject to the following conditions.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

### Recommended Natural Environment Conditions:

**CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION  
CERTIFICATE**

**Building components and structural soundness**

B1 - All new development below the Flood Planning Level of each site shall be designed and constructed from flood compatible materials.

B2 - All new development must be designed to ensure structural integrity up to the Flood Planning Level for each site, taking into account the forces of floodwater, debris load, wave action, buoyancy and immersion.

Details demonstrating compliance are to be submitted to the Principal Certifier for approval.

B3 - All new and existing electrical equipment, power points, wiring and connections must be located above the Flood Planning Level for each site, protected from flood water or have residual current devices installed to cut electricity supply during flood events.

Reason: To reduce the impact of flooding and flood liability on owners and occupiers of flood-prone property and reduce public and private losses in accordance with Council and NSW Government policy.

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE  
OCCUPATION CERTIFICATE****Building Components and Structural Soundness**

B1 - All new development below the Flood Planning Level of each site shall be designed and constructed from flood compatible materials.

B2 - A suitably qualified structural engineer is to certify the structural integrity of the new development up to the Flood Planning Level for each site. The depth, velocity, debris load, wave action, buoyancy and immersion must all be considered.

B3 - A suitably qualified electrician or contractor is to certify that all new and existing electrical equipment, power points, wiring and connections are located above the Flood Planning Level of each site, are protected from flood water or have residual current devices installed to cut electricity supply during flood events.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Occupation Certificate.

Reason: To reduce the impact of flooding and flood liability on owners and occupiers of flood-prone property and reduce public and private losses in accordance with Council and NSW Government policy.