

Natural Environment Referral Response - Flood

Application Number:	DA2021/0199
Date:	16/04/2021
To:	Lashta Haidari
Land to be developed (Address):	<p>Lot B DP 402309 , 4 Jacksons Road WARRIEWOOD NSW 2102</p> <p>Lot 1 DP 595298 , 4 Jacksons Road WARRIEWOOD NSW 2102</p> <p>Lot 7 DP 455967 , 4 Jacksons Road WARRIEWOOD NSW 2102</p> <p>Lot 6 DP 8561 , 4 Jacksons Road WARRIEWOOD NSW 2102</p> <p>Lot 5 DP 8561 , 4 Jacksons Road WARRIEWOOD NSW 2102</p> <p>Lot 4 DP 654321 , 4 Jacksons Road WARRIEWOOD NSW 2102</p> <p>Lot 6 DP 737137 , 4 Jacksons Road WARRIEWOOD NSW 2102</p> <p>Lot 8 DP 455967 , 4 Jacksons Road WARRIEWOOD NSW 2102</p> <p>Lot 3 DP 8561 , 2 Jacksons Road WARRIEWOOD NSW 2102</p> <p>Lot 2 DP 8561 , 2 Jacksons Road WARRIEWOOD NSW 2102</p> <p>Lot 1 DP 8561 , 2 Jacksons Road WARRIEWOOD NSW 2102</p> <p>Lot 15 DP 26902 , 2 Jacksons Road WARRIEWOOD NSW 2102</p>

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 is for the demolition of an existing community centre and the construction of a new community centre. The site is identified as flood affected however the ground levels are located above the 1% AEP flood event. The proposed floor levels of the community centre are located above the Flood Planning Level applicable for the site. However there is a residual risk for the community centre associated with events larger than the 1% AEP event and up to the Probable Maximum Flood event. Conditions are included to ensure that the an Operational Flood Emergency Response Plan is prepared to manage this operational risk.

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 WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE
OCCUPATION CERTIFICATE**

Operational Flood Emergency Response Plan

An operational flood emergency response plan must be prepared to reduce the flood risk to life for events larger than the 1% AEP event. This Plan should ensure that:

- In flood events of a sufficient magnitude to inundate the centre, that the centre is not operational and the community is not permitted to enter the site.
- There is consideration of appropriate forecast and warning mechanisms to achieve this outcome.
- The operation of the centre and potential closure of the centre due to flood risk is appropriately disseminated and communicated to all potential users.
- That the flood exposure of the centre is known and understood by all occupants of the site.

The Flood Emergency Response Plan must be prepared to the satisfaction of Council.

Reason: To reduce the potential flood risk to life associated with the operation of the community centre.