

Natural Environment Referral Response - Flood

Application Number:	DA2024/0586
Proposed Development:	Demolition works and remediation of the site
Date:	29/05/2024
To:	Stephanie Gelder
Land to be developed (Address):	Lot 3 DP 1115877 , 53 B Warriewood Road WARRIEWOOD NSW 2102 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 seeks consent for site preparation works including demolition of the existing structures and remediation to remove asbestos and other general solid waste materials, to prepare the site for future residential development.

All other works pertaining to the future residential development including civil works, servicing, landscaping and built form works will form part of subsequent application/s.

The site is partially affected by the 1% AEP flood event. The structures are generally outside of the 1% AEP extent, however the areas for remediation are mostly within the 1% AEP extent.

It is considered that the proposed development will not have a detrimental impact on flooding, provided that there is no filling within the 1% AEP extent and any hazardous materials excavated are removed from the Flood Planning Area as soon as practically possible.

Flood extents have not been provided with the DA, so it will be conditioned that there is to be no filling on the south-western half of the property, ie between the pool and the creek.

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:

Flood effects caused by development

There is to be no filling on the south-western half of the property, ie between the existing pool and the creek, so as to not reduce the available flood storage below the 1% AEP flood level.

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

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.

Storage of Goods

Hazardous or potentially polluting materials shall not be stored below the Flood Planning Level unless adequately protected from floodwaters in accordance with industry standards. Any such materials excavated from the property are to be removed from the Flood Planning Area as soon as practically possible.

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

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

Certification of Works as Executed

A suitably qualified engineer or registered surveyor is to certify that there has been no filling on the south-western half of the property, ie between the existing pool and the creek.

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.