

Natural Environment Referral Response - Flood

Application Number:	DA2021/2600
Date:	17/05/2022
To:	Lashta Haidari
Land to be developed (Address):	Lot 1 DP 349085 , 49 Warriewood Road WARRIEWOOD NSW 2102 Lot 2 DP 972209 , 43 Warriewood Road WARRIEWOOD NSW 2102 Lot 2 DP 349085 , 45 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 subject site is identified as being flood prone by Narrabeen Creek in addition to having an existing drainage reserve running through the site conveying overland flows. The existing drainage channel is proposed to be replaced with a 900mm diameter pipe designed to convey the 1% AEP flow from the eastern local upstream catchment.

New floor levels within the development shall be at or above the Flood Planning Level. The adopted FPL for the site is 4.65 m AHD based on the 1% AEP post development (4.15 m AHD) flood level plus 0.5m freeboard. The FPL plus an allowance for climate change is 4.74 m AHD and the PMF level is 4.89 m AHD.

The residential flat building is proposed to have a floor level of 6.22 m AHD which is above the FPL (including climate change). The driveway ramp to the basement is proposed to be 5.41 m AHD which is also above the FPL.

In order to assess Control A1 in the Pittwater 21 DCP B3.11 Flood Prone Land the proposed 900mm stormwater pipe that will replace the existing open channel needs to be included in the TUFLOW model. This assessment should also include all existing and proposed drainage systems in the catchment.

Long sections along the proposed 900mm stormwater pipe needs to be provided. Long sections must include the surface elevation, stormwater pipe and hydraulic grade line (HGL).

The assessment needs to assess the worst case where there is a coincident local catchment and Narrabeen Creek event up to the PMF event.

The Flood Management Report must demonstrate that there are no adverse impacts up to the PMF event.

To meet control E1 and E3 it must also be demonstrated that flood-free evacuation above the PMF event is possible. We understand that Lot 1 & 2 are not part of the subject DA however details on how they will meet control E1 and E3 is required. This maybe through a shelter in place control on the lots.

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.