

Natural Environment Referral Response - Flood

Application Number:	DA2023/0669
Proposed Development:	Demolition work and the construction of 28 dwellings, infrastructure, roadworks, tree removal, landscaping, community title subdivision and the dedication of the creekline corridor to Council.
Date:	17/09/2024
To:	Alex Keller
Land to be developed (Address):	Lot 4 DP 553816 , 16 Macpherson Street 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 development application seeks approval for the construction of 28 dwellings, infrastructure, roadworks, landscaping, community title subdivision and dedication of the creekline corridor to Council.

The proposed development includes earthworks such as filling to raise the building platform to the FPL and excavation in the creekline corridor for rehabilitation works.

The property and adjacent roads are affected by the 1% AEP flood event but the raised building platform will reduce the impact of flooding on the site. The flood modelling provides results and mapping for the existing and proposed future scenarios, using a modified version of Council's TUFLOW model from the Ingleside, Elanora and Warriewood OFFS (2019). The most recently revised flood report is the Flood Impact Assessment by Martens (July 2024).

The assessment of flooding includes consideration of the following documents:

- Pittwater LEP 2014 - Clauses 5.21, 7.4,
- Pittwater 21 DCP - Sections C6.1, B3.11, B3.12, A1.9,
- Warriewood Valley Urban Land Release Water Management Specification (2001) - Section 4.5.

It is considered that the proposed development satisfies requirements of the above documents, subject to 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

Flood effects caused by development

There is to be no filling of the land or any other reduction of the available flood storage which results in a net loss of storage below the 1% AEP, other than what has been approved as part of this consent.

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.

Building components and structural soundness

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

B3 - All electrical equipment, power points, wiring and connections must be located above the Flood Planning Level, 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 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.

Fencing

Any new fencing must be designed to allow for the unimpeded movement of flood waters, with a minimum of 50% open area along any straight length, from the natural ground level up to 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.

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

Certification of Works as Executed

A suitably qualified engineer and/or registered surveyor is to certify that the completed works have been constructed in accordance with this consent and the approved plans with respect to the following:

1. Floor levels are set at or above the required level

2. There has been no filling on the land other than what has been approved
3. Openings are provided in any fencing which is below the 1% AEP flood level, to allow for the free passage of flood waters

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.

Building Components and Structural Soundness

B3 - A suitably qualified electrician or contractor is to certify that all electrical equipment, power points, wiring and connections are located above the Flood Planning Level, 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.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Flood Management

Flood Effects Caused by Development (A2)

There is to be no filling of the land or any other reduction of the available flood storage which results in a net loss of storage below the 1% AEP, other than what has been approved as part of this consent.

There is to be no new fencing, other than what has been approved as part of this consent.

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.