

Natural Environment Referral Response - Flood

Application Number:	DA2020/1517
Date:	22/01/2021
To:	Anne-Marie Young
Land to be developed (Address):	Lot 2 DP 349085 , 45 Warriewood Road WARRIEWOOD NSW 2102 Lot 1 DP 349085 , 49 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 proposal is for civil works, residential flat building and subdivision at 43-49 Warriewood Road, Warriewood. 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 assessment methodology and outcomes appear sound however further clarification on the modelling approach is required to confirm:

- Whether the proposed 900mm stormwater pipe to replace the concrete lined open channel at 43 Warriewood Road has been reflected in the TUFLOW model and adequately considered in the flood impact assessment
- Figures 4 and 5 of the Flood Impact Assessment prepared by BMT represent the 1% AEP event and 1% AEP event plus climate change respectively. However the flood extents appear identical despite Figure 5 representing a larger magnitude flood event. This is inconsistent with Figures B-3 and B-4 which also represent the same flood events. Has the impact of the 1% AEP plus climate change been adequately modelled and represented in the report?

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.