

Natural Environment Referral Response - Flood

Application Number:	DA2023/0995
Proposed Development:	Demolition works and construction of seniors housing
Date:	19/09/2023
To:	Adam Croft
Land to be developed (Address):	Lot A DP 384323 , 54 Brighton Street FRESHWATER NSW 2096 Lot 38 DP 14450 , 52 Brighton Street FRESHWATER NSW 2096

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 includes the demolition of 2 dwellings and construction of a multi-level seniors living building with basement car park and swimming two pools. The site is affected by flooding identified in the Greendale Creek Flood Study 2023. The Greendale Creek Flood Study Report was considered a draft report at the time that the DA was lodged. However, for the past several months the Flood Study report has been public and the flood information from the Study has been identified as the best information available to Council on flooding in the area so it is used in the assessment of this development.

Easement and Stormwater pipe configuration changes have been required by the development engineers referral body. If/when these changes are made, the Flood Management Report must be amended in relation to the amended development. Guidelines for preparing a Flood Management Report are available on Council's website.

With or without, changes to the Easement and Stormwater pipe configuration, amended/more information is needed to assess the development against:

- Clause 5.21 of the WLEP 2011; and
- Clause E11 of the WDCP 2011.

Amended/more information includes, but may not be limited to, (subject to proposal changes):

- Adverse flood impact mapping to specifically compare against the Adverse Impacts definition in A.8 of the Warringah DCP. If there are any exceedances of the allowed impacts on public or neighbouring properties, then a full suite of impacts mapping should be provided, including depth, level, velocity and VD difference caused by the development in the 20%, 1% and PMF events.
- The flood model used for adverse impact modelling must be compared to the flood results of the

Greendale Creek Flood Study. Noticeable differences in the modelling results should be reviewed and explained, with preference given to use the higher results. Parameter inputs (e.g. roughness) used must be referenced to ARR 2019 and differences in inputs justified. A comprehensive Flood Information Report based on the Greendale Creek Flood Study can be requested from Council. The Greendale Creek Flood Study TUFLOW model is available to be licensed if that is preferred.

- As the development is for a vulnerable landuse, the floor levels and basement carpark crest for the development are required to be at or above the FPL or PMF, whatever is higher. The FPL must include a 0.5m freeboard due high sensitivity in the flood modelling.

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.