

Natural Environment Referral Response - Flood

Application Number:	DA2018/1044
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To:	Angela Manahan
Land to be developed (Address):	Lot 5 DP 736961 , 9 Fern Creek Road WARRIEWOOD NSW 2102 Lot 11 DP 1092788 , 11 Fern Creek Road WARRIEWOOD NSW 2102 Lot 13 DP 1092788 , 13 Fern Creek Road WARRIEWOOD NSW 2102 Lot 12 DP 1092788 , 12 Fern Creek 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 is for subdivision to enact a landswap between the proponent and Northern Beaches Council with minor civil works included. In accordance with Clause C6.1 of the Pittwater 21 Development Control Plan a Water Management Report is required for works in the Warriewood Valley Land Release Area. Whilst the future residential allotments are not identified as affected by the Flood Planning Area under existing conditions, Council studies and adjacent developments have identified that an overland flow path under future climate conditions (+30% rainfall intensity + 0.9m sea level rise) traverses the site. Prior to development occurring on the site, the applicant must determine the flooding conditions and confirm compliance with the Pittwater 21 Development Control Plan and Warriewood Valley Water Management Specification.

As the civil works proposed are minor and further subdivision is required to enable residential development, a Water Management Report is not considered necessary at this stage. The application is recommended for approval.

Referral Body Recommendation

Recommended for approval

Recommended Natural Environment Conditions:

Nil.