

## Natural Environment Referral Response - Flood

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| <b>Application Number:</b>             | DA2023/0020  |
| <b>Proposed Development:</b>           | Demolition work and change of use of site to an educational establishment (Stella Maris College) and installation of temporary demountable buildings.  |
| <b>Date:</b>                           | 10/02/2023   |
| <b>To:</b>                             | Jordan Davies  |
| <b>Land to be developed (Address):</b> | Lot CP SP 12627 , 50 Eurobin Avenue MANLY NSW 2095<br>Lot 1 SP 12627 , 1 / 50 Eurobin Avenue MANLY NSW 2095<br>Lot 2 SP 12627 , 2 / 50 Eurobin Avenue MANLY NSW 2095<br>Lot 42 DP 14521 , 48 Eurobin Avenue MANLY NSW 2095 |

### 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 proposes to demolish two dwellings at 48 and 50 Eurobin Ave and consolidate the two lots with change of use and construct a single storey refabricated temporary demountable educational establishment.

The property is flood affected, in Medium Flood Risk Precinct area. The property is affected by Flood Life Hazard Category H5.

Control E1 states that " Where flood-free evacuation above the Probable Maximum Flood level is not possible, new development must provide a shelter-in-place refuge where:

- a) The floor level is at or above the Probable Maximum Flood level; and
- b) The floor space provides at least 2m<sup>2</sup> per person where the flood duration is long (6 or more hours) in the Probable Maximum Flood event, or 1m<sup>2</sup> per person for less than 6 hours;
- c) It is intrinsically accessible to all people on the site, plainly evident, and self-directing, with sufficient capacity of access routes for all occupants without reliance on an elevator; and
- d) It must contain as a minimum: sufficient clean water for all occupants; portable radio with spare batteries; torch with spare batteries; and a first aid kit."

Also, Control E2 states that "If a shelter-in-place refuge is required, it must contain as a minimum: sufficient clean water for all occupants; portable radio with spare batteries; torch with spare batteries; a first aid kit; emergency power; and a practical means of medical evacuation."

The proposal is considered non-compliant with E1 and E2 of Section B3.11 of Council's DCP.

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.