

Natural Environment Referral Response - Flood

Application Number:	DA2021/1912
Date:	20/07/2022
To:	Lashta Haidari
Land to be developed (Address):	<p>Lot 1 DP 544341 , 2 - 4 Lakeside Crescent NORTH MANLY NSW 2100</p> <p>Lot 46 DP 12578 , 2 - 4 Lakeside Crescent NORTH MANLY NSW 2100</p> <p>Lot 47 DP 12578 , 2 - 4 Lakeside Crescent NORTH MANLY NSW 2100</p> <p>Lot 48 DP 12578 , 2 - 4 Lakeside Crescent NORTH MANLY NSW 2100</p> <p>Lot 45 DP 12578 , 8 Palm Avenue NORTH MANLY NSW 2100</p> <p>Lot 22 DP 865211 , 389 Pittwater Road NORTH MANLY NSW 2100</p>

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 response (dated 15 May 2022) to the flood referral comments has been assessed. The ground floor of the former Queenscliff Community Health Centre has considerable flood risk. The measures are deemed insufficient to warrant the increased risk to the community.

For senior housing, as a minimum there must be a ramp accessible from the ground floor to the shelter in place refuge. Battery powered stair lifts and flood wardens are supported, however they would be needed along with a ramp. If a ramp is not possible, then seniors living is not deemed an appropriate development use.

Previous Comments

The proposed DA involves adaptive re-use of the Queenscliff Community Health Centre to be a mixed use development containing a boarding house with 12 rooms on the ground floor and seniors housing comprising 25 self contained dwellings on the upper floors. The 1% AEP level with 5% AEP tailwater is 3.16m AHD, 1% AEP level with climate change is 3.2m AHD and PMF 5.7m AHD. The FPL is 3.66m AHD and the site is mapped as a Medium Risk Precinct. The existing ground floor level is below the FPL. Flood walls are proposed within the landscape areas with openings for access. Flood barriers are proposed across openings and flood doors on external doors which are not protected. Further details on how the flood doors will be self actuating and not rely on electricity or intervention to close is

required.

A net increase of flood storage of 20.4m³ has been calculated. This involves removing the existing walls in the north western courtyard (+ 26.3m³), replacing the external entry steps with a side ramp (- 1.5m³) and constructing a new path beside existing north western courtyard (-4.4m³). 192.4m³ of storage volume is also proposed to be created by creating an opening within the enclosed southwestern community open space by removing the existing shed.

A designated shelter in place refuge area is provided on Level 1 which is above the PMF level. The shelter in place refuge above the PMF level must be 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. Details are to be provided on how vulnerable people such as those in wheel chairs will access the refuge in the event that the lifts are not working.

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.