17 July 2025

#### Memo LEP considerations – DRAINAGE

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| FILE NO: | **Development Applications:** 557/2024/1 |
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| ADDRESS: | 4 Manning Road DOUBLE BAY 2028 |
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| PROPOSAL: | Demolition of existing structures and construction of a new 4 storey building for health services facility with basement car parking |
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| FROM: | Michael Casteleyn |
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| TO: | T WONG |

The Development Application has been identified as possibly subject to flooding and is situated in an area that is included in the Double Bay floodplain catchment, The Development Application has been reviewed with regards to the flood protection with regards to Woollahra LEP 2014

**5.21**   **Flood planning**

1. *to minimise the flood risk to life and property associated with the use of land,*

The development is situated in a predominately low risk flood area with large floor areas above the probable maximum flood level, the development has been conditioned to install flood barriers and prepare a flood risk management plan, it is judged that these measures minimise flood risk.

1. *to allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change,*

The effects of climate change were examined in the Double Bay flood risk management plan and predicted insignificant climate related flood level rises at the development site. so, it is not anticipated that climate will not have any significant impacts on the development.

1. *to avoid adverse or cumulative impacts on flood behaviour and the environment,*

The development is situated in an ineffective flow area, so no cumulative effects are expected.

1. *to enable the safe occupation and efficient evacuation of people in the event of a flood.*

Occupants will not need to evacuate as large floor areas are above the probable maximum flood level

(2*)  Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development—*

*(a)  is compatible with the flood function and behaviour on the land*, *and*

The land is predominantly classified as a low-risk flood area, so the proposed development is appropriate.

(b)  *will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and*

The development is situated in an ineffective flow so will not significantly raise surrounding flood levels.

(c)  *will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and*

The development doesn’t affect evacuation routes.

1. *incorporates appropriate measures to manage risk to life in the event of a flood, and*

The development has been conditioned to provide flood barriers and prepare a flood risk management plan.

1. *will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of riverbanks or watercourses.*

The development is not in area subject to erosion.

(3)  *In deciding whether to grant development consent on land to which this clause applies, the consent authority must consider the following matters—*

*(a)  the impact of the development on projected changes to flood behaviour as a result of climate change,*

The effects of climate change were examined in the Double Bay flood risk management plan and predicted insignificant flood level rises at the development site. So, it is not anticipated that climate will not have any significant impacts on the development.

(b*)  the intended design and scale of buildings resulting from the development,*

(c)  *whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood,*

Occupants will not need to evacuate as large floor areas are above the probable maximum flood level

(d)  *the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion.*

The development is not in an area subject to erosion

Michael Casteleyn 17 July 2025

Drainage Engineer **Completion Date**