



11 July 2024

Carlene York  
Commissioner  
NSW State Emergency Services  
PO Box 6126  
Wollongong, NSW 2500

Via email, [mtz.admin@ses.nsw.gov.au](mailto:mtz.admin@ses.nsw.gov.au)

**Notification of Activity – Batemans Bay Community Health Facility**

**Address: 7 Pacific Street, Batemans Bay**

**Proponent: NSW Health Infrastructure**

NSW Health Infrastructure (HI) is proposing to construct a single storey community health facility with associated at-grade parking at Batemans Bay Hospital, located at 7 Pacific Street, Batemans Bay.

Under *State Environmental Planning Policy (Transport and Infrastructure) 2021* (TI SEPP), this proposal does not require development consent from the planning authority. We are however required to undertake an assessment of the likely environmental impacts in accordance with Part 5 of the *Environmental Planning and Assessment Act 1979*. This assessment is through a Review of Environmental Factors (REF).

In accordance with section 2.13 of the TI SEPP, the proposal is technically being carried out on flood liable land due to part of the broader Hospital campus being flood prone. However, the site of the proposed activity is not flood affected and the site would not need to be evacuated during a flood event, including the PMF. Notwithstanding, we are notifying the State Emergency Service of our intention to carry out the activity and ask that you provide any comments on the proposal within 21 days from the date of this letter. These comments will then be considered in our assessment of the proposal.

For your information, a plan detailing the location and extent of the work is enclosed. A copy of the Flooding Assessment prepared by Southeast Engineering and Environment and dated April 2024 is also provided. Generally, the proposed activity comprises.

- Tree removal at the proposed location of the new building.
- Construction of a single storey health services facility including a reception area, patient consultation rooms, support areas, staff workstations and meeting rooms.
- Provision of a new at-grade car park to the north of the new building, accessed via the existing southern driveway.
- Infrastructure works and services augmentation.
- Landscaping.

If you wish to comment on the proposal, please provide your feedback to Orestes Lomis at [HIBatemansBayhealth@health.nsw.gov.au](mailto:HIBatemansBayhealth@health.nsw.gov.au) or NSW Health Infrastructure, Attention Orestes Lomis, 1 Reserve Road, St Leonards NSW 2065.

Yours sincerely,

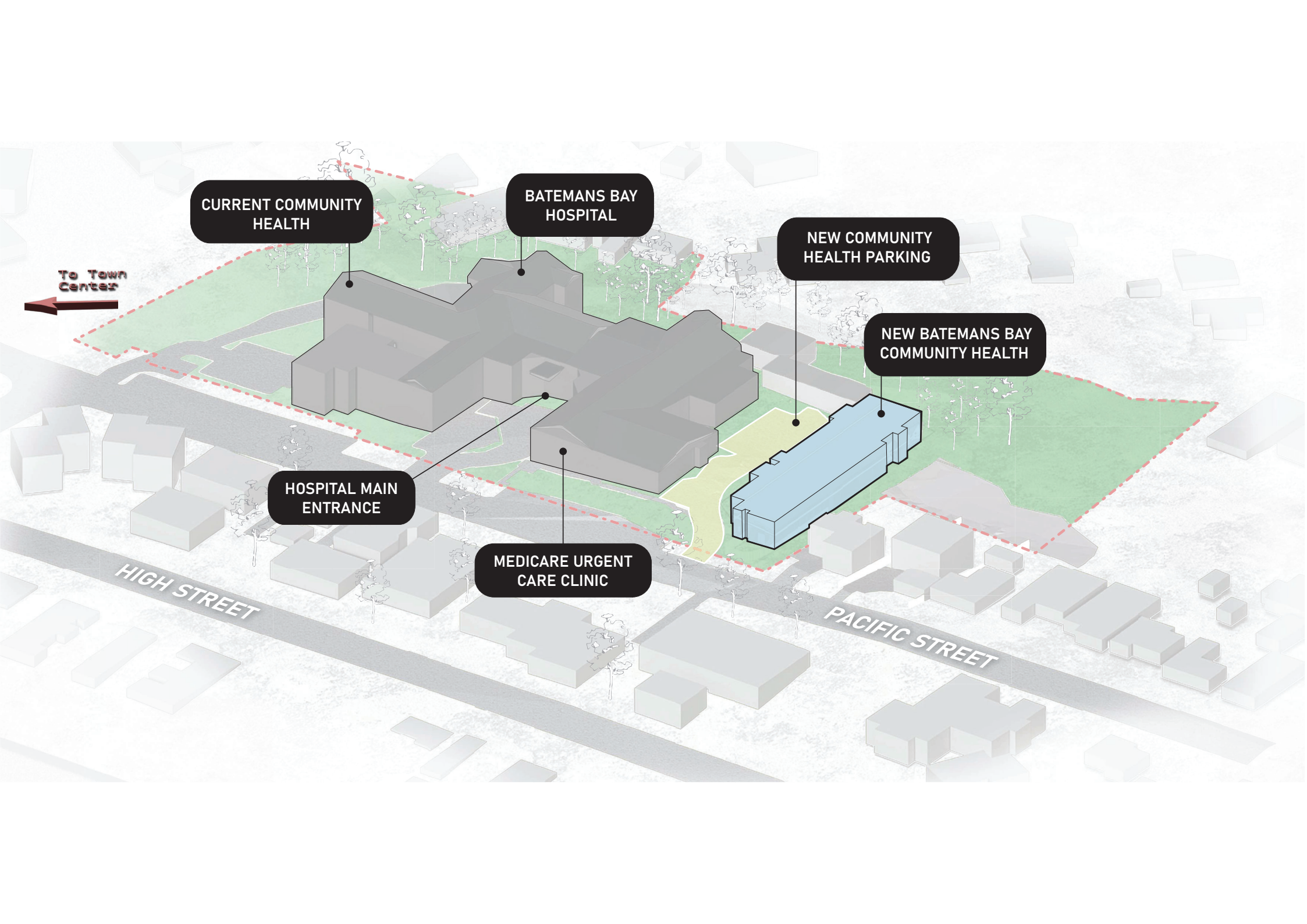


**Orestes Lomis**

**Project Director**

**Enclosed:     Site Plan**

**Batemans Bay Community Health Project Flooding Assessment, prepared by Southeast Engineering and Environmental and dated April 2024.**



CURRENT COMMUNITY HEALTH

BATEMANS BAY HOSPITAL

NEW COMMUNITY HEALTH PARKING

NEW BATEMANS BAY COMMUNITY HEALTH

HOSPITAL MAIN ENTRANCE

MEDICARE URGENT CARE CLINIC

To Town Center

HIGH STREET

PACIFIC STREET

**Batemans Bay Community Health Project**  
**7 Pacific Street, Batemans Bay**  
**Lot 22 DP1152713**

**Flooding Assessment**

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Prepared for: NSW Health Infrastructure

**April 2024**

Project No. 810

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**Document Verification**

**Document title:** Batemans Bay Community Health Project  
7 Pacific Street, Batemans Bay  
Lot 22 DP1152713  
Flooding Assessment

**Project number:** 810

**Prepared by:** Brogan Addision and Lachlan Bain

**Issue and date:** B (19/04/2024)

**Issue to:** NSW Health Infrastructure C/O Anthony Costa (BD Infrastructure)

**Document history:** A (12/04/2024)

Commercial in Confidence

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# 1.0 INTRODUCTION

## 1.1. Background

Southeast Engineering and Environmental has been engaged to prepare a flood assessment for the proposed Batemans Bay Community Health (BBCH) Project located at 7 Pacific Street, Batemans Bay, Lot 22 DP1152713 (hereafter referred to as 'the Site').

## 1.2. Scope and Objective

This scope of works includes:

- Develop an understanding of flooding for the Site;
- Determining if the works are above the PMF;
- Determining if the works are likely to have an impact on flooding;
- If required, minimising adverse impacts on flooding;
- If required, necessary emergency management measures for flooding.

This report addresses the requirements for stormwater management as described by:

- Australian Rainfall and Runoff 2016;
- Eurobodalla Local Environmental Plan (LEP) 2012;
- NSW Floodplain Development Manual; and
- Flood risk management guideline LU01 2023.

### 1.3. Site Description

The Site is described as Lot 22 DP1152713, 7 Pacific Street, Batemans Bay (Figure 1.1).

The Site contains Batemans Bay Hospital and associated facilities including buildings, carparks and vegetated areas. The Site is zoned R3 (Medium Density Residential), with the Site surrounded by the same zoning. The Site is located on a ridge that falls steeply away on the eastern side (from levels at approx. 20m+(AHD) to about 10m on the eastern boundary).



Figure 1.1: Site Locality



## 1.4. Proposal

The proposal includes a new Batemans Bay Community Health Centre located south of the existing Batemans Bay Hospital (Figure 1.2 and Figure 1.3).

The proposal will require some cutting and filling and a combination of shear walls and piers to support the proposed building.

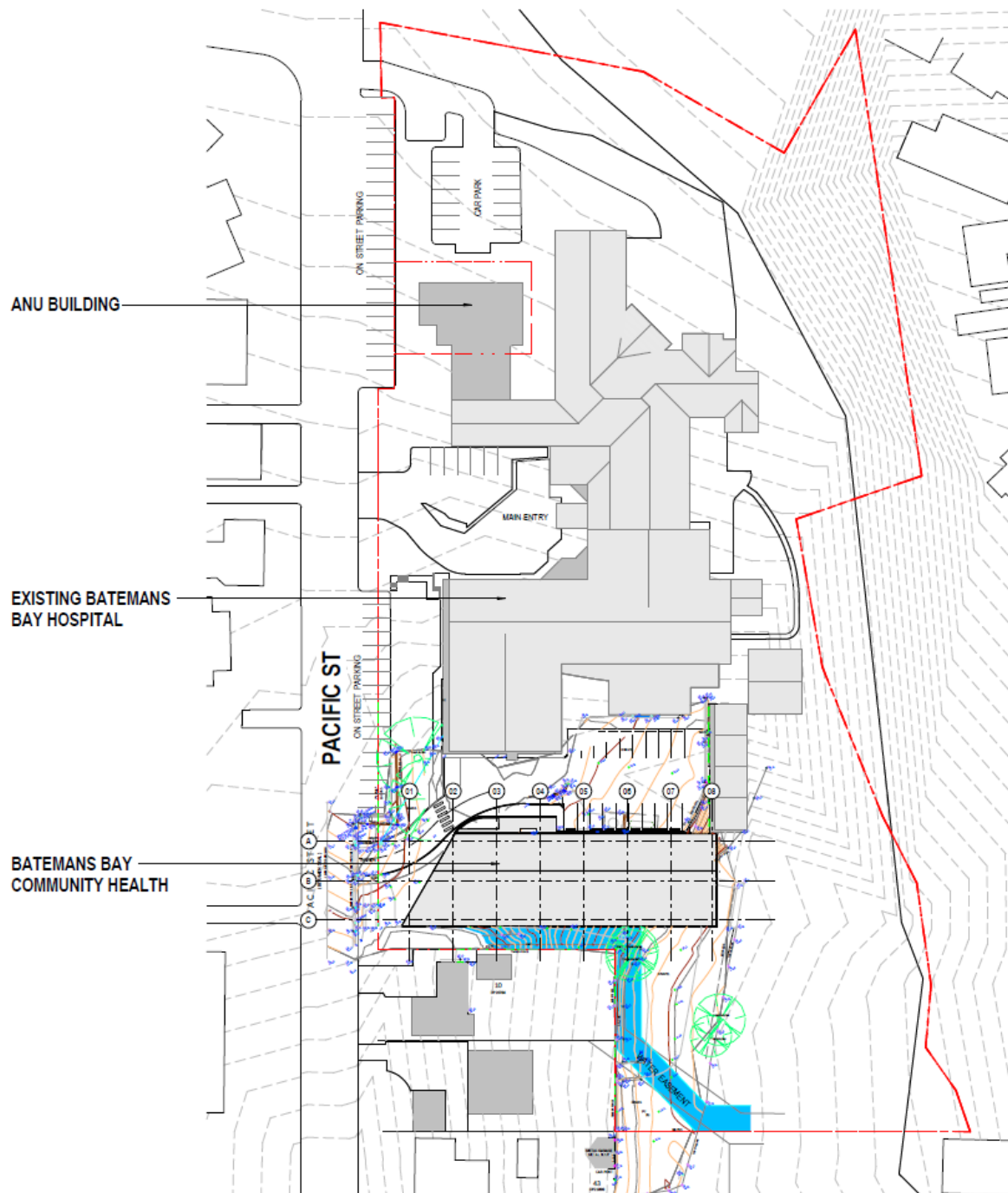


Figure 1.2: Campus Plan (extract from Architectural Plans)

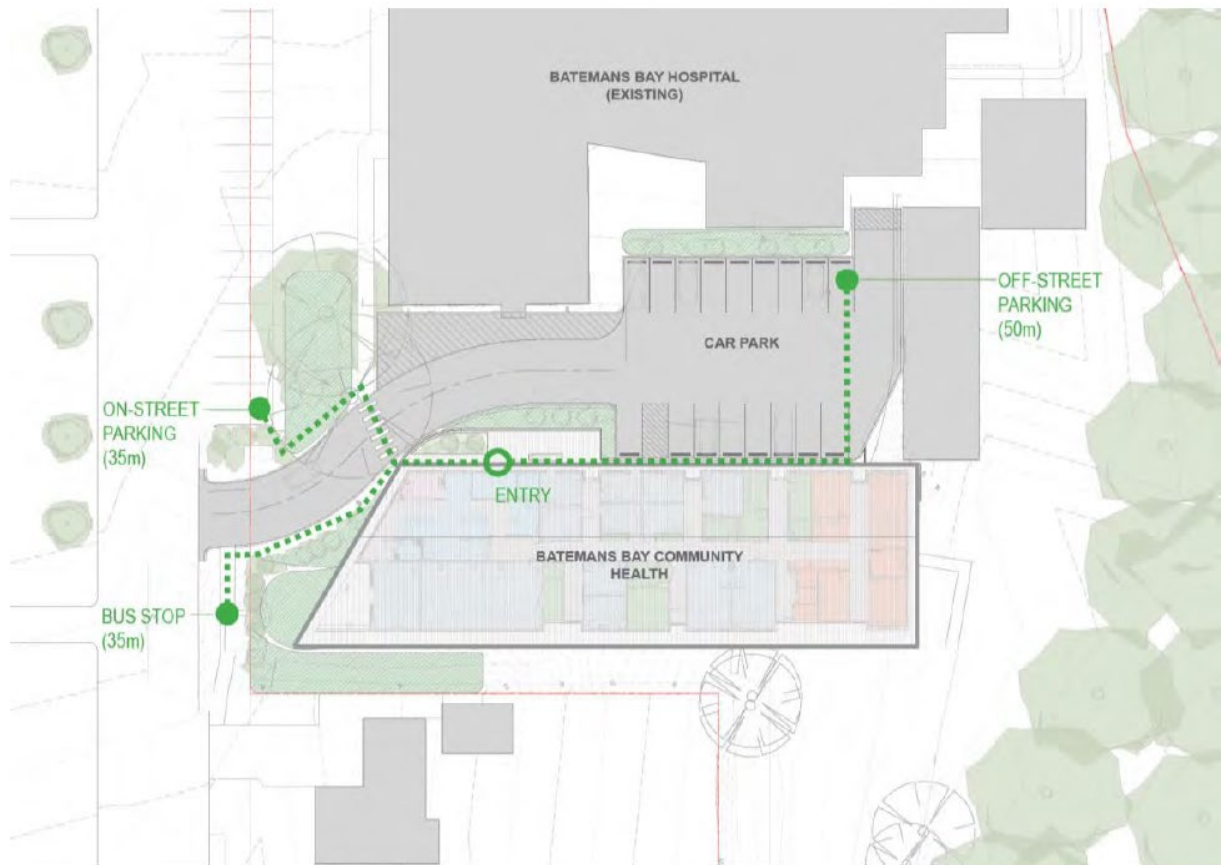


Figure 1.3: Access Diagram (extract from Schematic Design Report)

## 2.0 FLOODING

The 1% AEP flood planning extents (1% AEP + 500mm freeboard) and the PMF flood extents in proximity to the Site are shown in Figure 2.1 and Figure 2.2 respectively. The Site is flood free except for a small portion in the southeast corner, shown impacted by the PMF. No area of the proposed works is within flood affected areas.

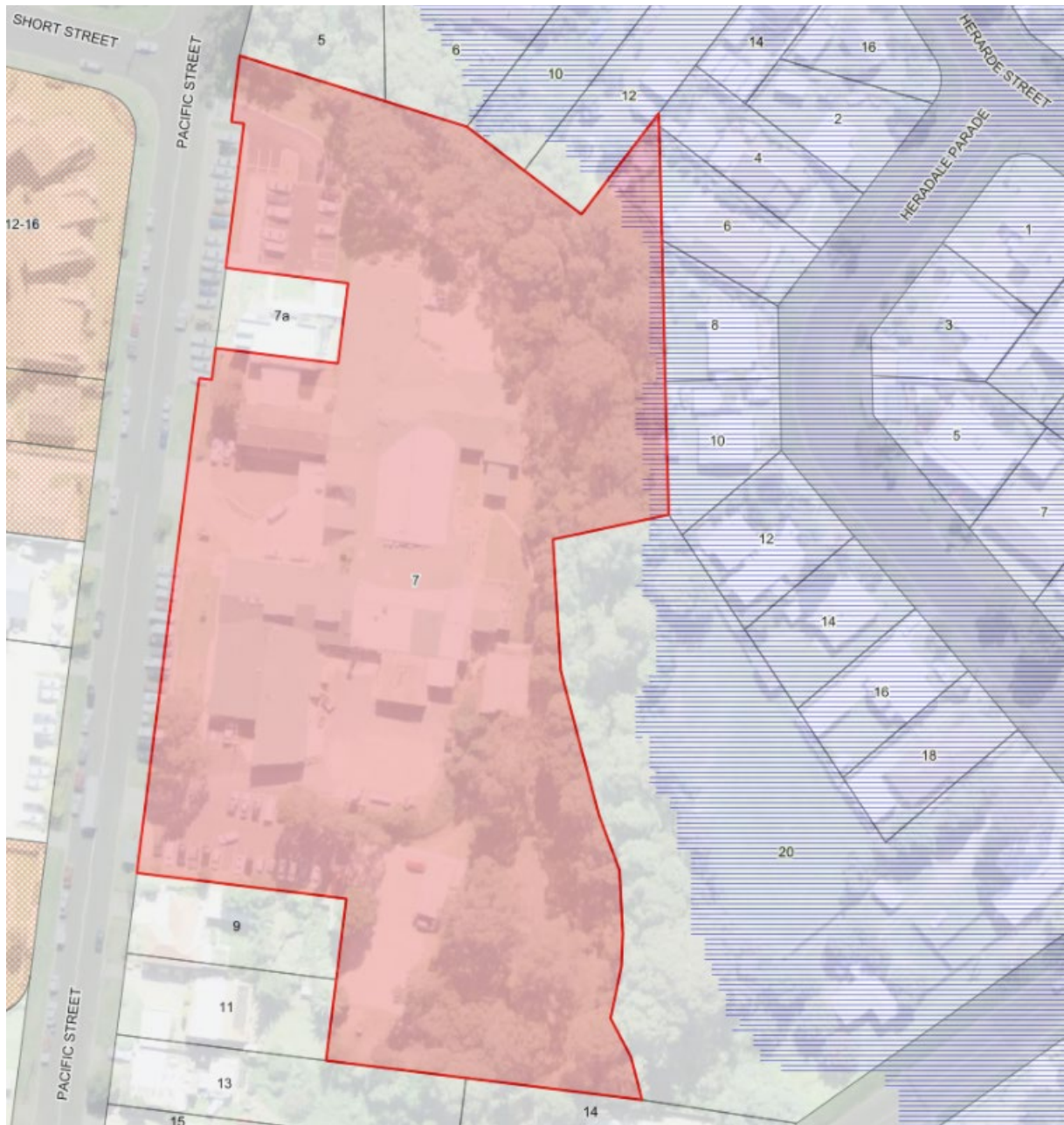


Figure 2.1: 1% AEP Flood planning extents for Batemans Bay (site in red)

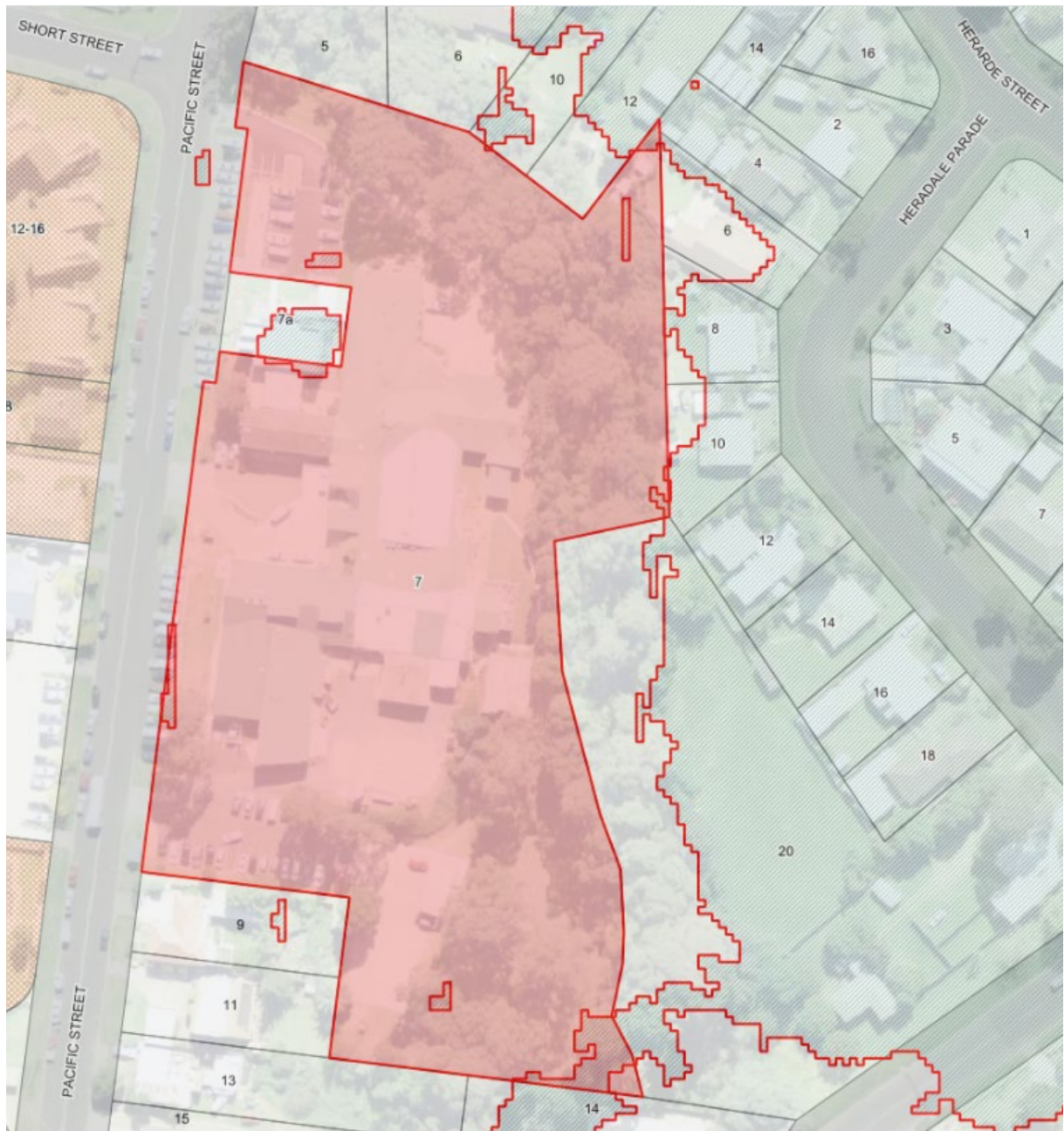


Figure 2.2: PMF Flooding extents for Batemans Bay (site in red)

## 3.0 PLANNING CONTROLS

### 3.1. Eurobodalla LEP

Clause 5.21 of the Eurobodalla Local Environmental Plan 2012 (LEP) outlines flood planning objectives for development within the Shire. Clause 5.22 also outlines special flood considerations for sensitive development (i.e. hospitals).

Table 3.1 provides responses to each subclause in relation to the proposed development. In general, the development fits within the objectives of Eurobodalla 2012 LEP Clauses 5.21 and 5.22.

Table 3.1 Review in context of LEP Clause 5.21

| Clause   | Comment   |
|--|---|
| <i>(1) The objectives of this clause are as follows:</i>   |   |
| a) to minimise the flood risk to life and property associated with the use of land,  | Proposed works are outside the PMF extents.<br>Works do not increase the risk to life or property.  |
| b) to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,  | Proposed works are outside the PMF extents (Council flood modelling includes projected changes as a result of climate change).                            |
| c) to avoid adverse or cumulative impacts on flood behaviour and the environment,  | Proposed works are outside the PMF extents.<br>Development will not adversely impact flood behaviour.   |
| d) to enable the safe occupation and efficient evacuation of people in the event of a flood.   | Proposed works are outside the PMF extents.<br>Development is safe in PMF and does not require evacuation, however access is available to Pacific Street. |
| <i>(2) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:</i>                         |   |
| a) is compatible with the flood function and behaviour on the land, and  | Proposed works are outside the PMF extents.   |
| 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                         | Proposed works are outside the PMF extents.<br>Development will not adversely impact flood behaviour.   |
| 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 | Proposed works are outside the PMF extents.<br>Development is safe in PMF and does not require evacuation, however access is available to Pacific Street. |

|   |   |
|---|---|
| <p>d) incorporates appropriate measures to manage risk to life in the event of a flood, and</p>   | <p>Proposed works are outside the PMF extents.<br/>Development is safe in PMF and does not require evacuation, however access is available to Pacific Street.</p>   |
| <p>e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.</p> | <p>Sediment and erosion control will need to be implemented during works.<br/>Stormwater management will include discharge to Council infrastructure and level spreaders to mimic existing runoff regime.</p> |

Table 3.2 Review in context of LEP Clause 5.22

| Clause  | Comment   |
|---|---|
| <p><i>(1) The objectives of this clause are as follows:</i></p>   |   |
| <p>a) to enable the safe occupation and evacuation of people subject to flooding,</p>   | <p>Proposed works are outside the PMF extents.<br/>Development is safe in PMF and does not require evacuation, however access is available to Pacific Street.</p>   |
| <p>b) to ensure development on land is compatible with the land's flood behaviour in the event of a flood,</p>                  | <p>Proposed works are outside the PMF extents.</p>  |
| <p>c) to avoid adverse or cumulative impacts on flood behaviour,</p>  | <p>Proposed works are outside the PMF extents.<br/>Development will not adversely impact flood behaviour.</p>   |
| <p>d) to protect the operational capacity of emergency response facilities and critical infrastructure during flood events,</p> | <p>Proposed works are outside the PMF extents.</p>  |
| <p>e) to avoid adverse effects of hazardous development on the environment during flood events.</p>                             | <p>Sediment and erosion control will need to be implemented during works.<br/>Stormwater management will include discharge to Council infrastructure and level spreaders to mimic existing runoff regime.</p> |

## **4.0 SUMMARY AND CONCLUSION**

The proposed works are outside the PMF flood extents and will not have an adverse impact flood behaviour. Being a potential emergency response and critical infrastructure facility access/egress is available during a major flood event via Pacific Street.

The proposed development is compatible with the Eurobodalla 2012 LEP flooding clauses.