



van der meer

FLOOD RISK ASSESSMENT

MONTEFIORE ST IVES

19-25 College Crescent

St Ives NSW 2072

Document Control Record

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Date:	01/06/2026
Job No.	SY252-018

REVISION STATUS

Revision	Description of Revision	Date	Issued By:
A	Issued for Draft	15/05/2026	Hary Budhi
B	Issued for Draft	22/05/2026	Hary Budhi
C	Issued for SSDA	01/06/2026	Hary Budhi

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Page 2 of 14

TABLE OF CONTENTS

1.	EXECUTIVE SUMMARY	4
2.	INTRODUCTION	5
2.1	INTRODUCTION	5
2.2	THE SITE	6
3.	METHODOLOGY	9
4.	ASSESSMENT AND FINDINGS	10
4.1	MIDDLE HARBOUR NORTHERN CATCHMENTS FLOOD STUDY	10
4.2	CLIMATE CHANGE CONSIDERATIONS	11
4.3	CUMULATIVE IMPACTS	12
5.	MITIGATION MEASURES.....	13
6.	CONCLUSIONS	14



1. Executive Summary

This Flood Risk Assessment has been prepared by van der Meer Consulting to accompany a State Significant Development Application (SSDA) for the development of seniors housing accommodation at 19 - 25 College Crescent, St Ives, NSW, in the Ku-ring-gai Local Government Area (LGA). The site is legally described as Lot 2 and Lot 3 in DP616326.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) (SSD-98363228) issued by the Department of Planning, Housing and Infrastructure on 10th November 2025.

This report concludes that the proposed seniors housing is suitable and warrants approval subject to the implementation of the following measures.

- A flood impact assessment is not required; the subject site is located outside of the flood extent including the PMF based on the Middle Harbour Northern Catchments Study 2025.
- Flood Planning Level (FPL) is not required since the site is located outside flood extent, thus does not require flood related development controls.
- The site will have a stormwater management strategy to manage any stormwater run-off. The site has been graded to fall away from building entrances, and an overland flow path is provided.

Following the implementation of the above mitigation measures, the remaining impacts are appropriate.



2. Introduction

2.1 Introduction

A State Significant Development Application (**SSDA**) has been prepared in support of the proposed seniors housing development at 19 – 25 College Crescent, St Ives. The proposed development comprises:

- Site preparation and demolition of existing structures.
- Construction of four buildings ranging in heights from five to eight storeys comprising:
 - approximately one hundred and twenty-six (126) Independent Living Units
 - approximately forty-eight (48) residential care beds.
 - a range of resident amenities and facilities.
 - basement car parking containing approximately 260 spaces.
- Vehicular and pedestrian access from Link Road and College Crescent.
- Associated landscaping works.

This report has been prepared to address the Secretary’s Environmental Assessment Requirements (**SEARs**) and accompanying cover letter issued for the project (reference SSD-98363228) dated 10th November 2025.

Specifically, this report has been prepared to respond to the SEARs requirement issued below.

Table 1 SEARs for flooding

Sear	Sear Description	Report Name and Section
19. Flood Risk	Identify the flood planning area and level as set out in the relevant EPI and other supporting documents to determine; • The flood extent and velocity up to the Probable Maximum Flood risk on-site having regard to adopted flood studies and, floodplain risk management studies and plans • The site access and egress routes • The potential effects of climate change • Any relevant provisions of the NSW Flood Risk Management Manual, and any other relevant guidelines Where the development is occurring on flood prone land a flood impact and risk assessment (FIRA) must be prepared having regard to the Flood Impact Assessment – flood Risk	Section 4

	Management Guide LU01. When determining the scope and category of the FIRA the requirements outlines in the FIRA guide must be considered. Detail any flood risk management measures that are to be incorporated as part of the development having regard to relevant guidelines (including any design solutions, flood modification measures, operational procedures or Flood Emergency Response Plan)	
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2.2 The Site

The primary area of the site is located at 19-25 College Crescent, St Ives, within the Ku-ring-gai Local Government Area and is approximately 10 kilometres north of Chatswood and 19 kilometres north of Sydney CBD. This primary site is legally described as Lot 3 in DP 616326.

A small part of site to be developed is the adjoining lot upon which the Masada College is located at 9-15 Link Road, St Ives (legally described as part of Lot 2 in DP 616326). This part of the development site will specifically be used for access purposes and provide a direct connection from the proposal to the Link Road frontage.

On this basis, the site (for the purpose of this SSDA) comprises:

- the (primary) residual land, being 14,480 square metres (accommodating the proposed buildings and associated spaces); and
- part of the adjoining land, being 1,060 square metres (accommodating the proposed access driveway and pedestrian link from the proposed buildings to the Link Road frontage)

The site is zoned SP2 Infrastructure under the Ku-ring-gai LEP 2015.

The surrounding area is characterised by residential flat buildings, aged care facilities, educational uses and commercial/retail uses within St Ives Town Centre, which is located approximately 400 metres west of the site on Mona Vale Road.

- To the north of the site is 132-138 Killeaton Street, which comprises a residential development with six residential flat buildings.
- To the east of this development (at 142 Killeaton Street) comprises town houses and further east (at 144-146 Killeaton Street on the corner of Yarrabung Road) exists an aged care facility (Estia Healthcare). The site is bounded to the east by College Crescent, with tall street trees providing

partial screening of the site. On the eastern side of College Crescent are detached houses, set back from the road and generally below street level, with significant street-front planting.

- To the south of the site is Chabad North Shore. Further south are large, detached houses along Stanley Street and Lancaster Avenue, and residential flat buildings to the south-west along Stanley Street
- To the west of the site is Masada College, which includes early learning, junior and secondary schools. An easement will be created on the edge of the campus to provide vehicle access from Link Road for the development. Link Road, a four-lane regional road, runs west of the school campus and connects to Mona Vale Road. West of Link Road are residential buildings along Newhaven Place, and further west are medium and higher-density housing and commercial premises in St Ives Town Centre. This includes five-six -storey buildings along Porters Lane, St Ives Shopping Centre and St Ives Village Green. The shopping centre precinct is expected to be subject to future major redevelopment.

A map of the regional context of the site and an aerial of the site is shown in Figure 1 and Figure 2.

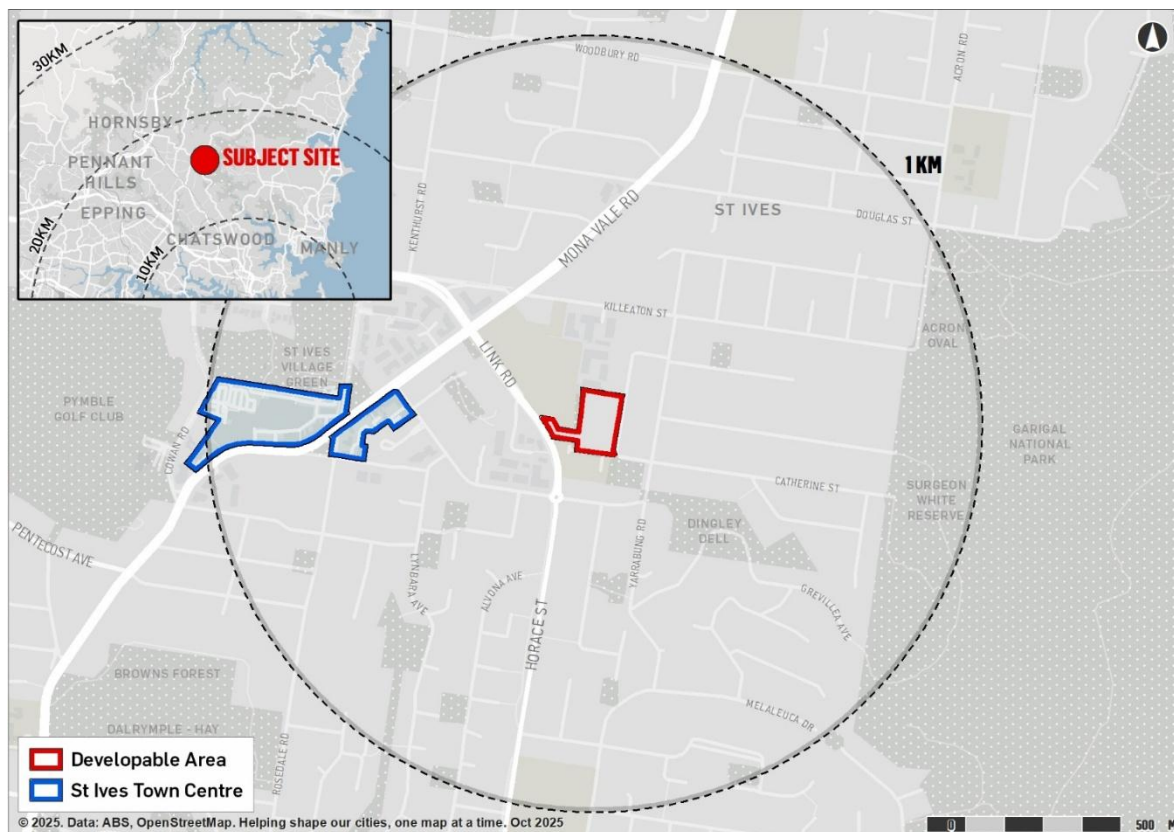


Figure 1 Regional Context (Source: Urbis)



Figure 2 Aerial Photograph (Source: Urbis)



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3. Methodology

The flood risk assessment has been undertaken based on a review of The Middle Harbour Northern Catchments Flood Study (BMT, 2025). The flood information provided in flood study was then checked against the Ku-ring-gai Council Development Control Plan, specifically Ku-ring-gai DCP 24D.2.



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4. Assessment and Findings

4.1 Middle Harbour Northern Catchments Flood Study

Middle Harbour Northern Catchments Flood Study was conducted by BMT on behalf of Ku-Ring-Gai Council and published in 2025. Results of the study demonstrate the proposed site is not inundated during the 1% AEP and PMF flood events as shown in Figure 3 and Figure 4. The site is situated on the upstream end of Middle Harbour North Catchment and not located within the flood planning area. As a result, there is no flood risk for the subject site.

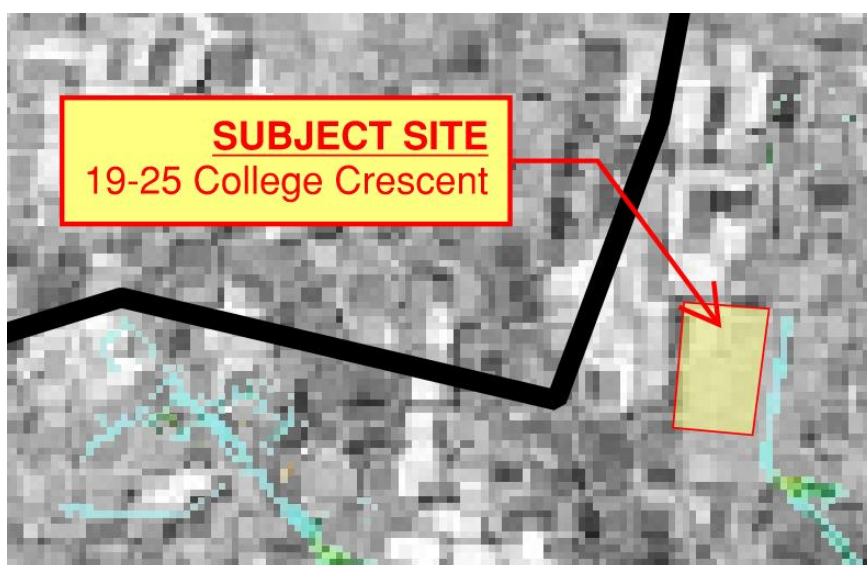


Figure 3 1% AEP flood extent (Source: Middle Harbour Northern Catchments Flood Study, 2025)

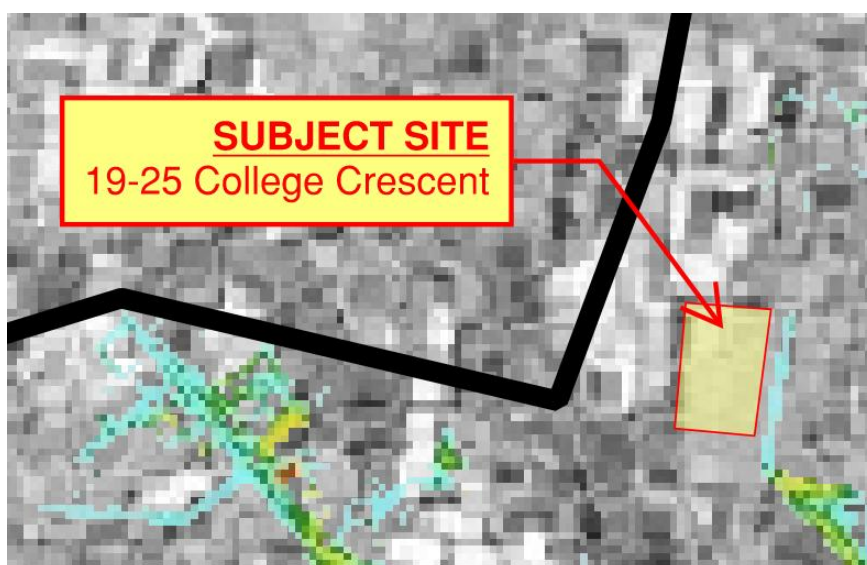


Figure 4 PMF flood extent (Source: Middle Harbour Northern Catchments Flood Study, 2025)

4.2 Climate Change Considerations

The potential impact of climate change on flooding within the study area was evaluated by assessing increases in the 1% AEP storm rainfall intensity of 9.5% and 19.7%. The site remains outside the projected flood extent under all climate change scenarios as illustrated in Figure 5 and Figure 6

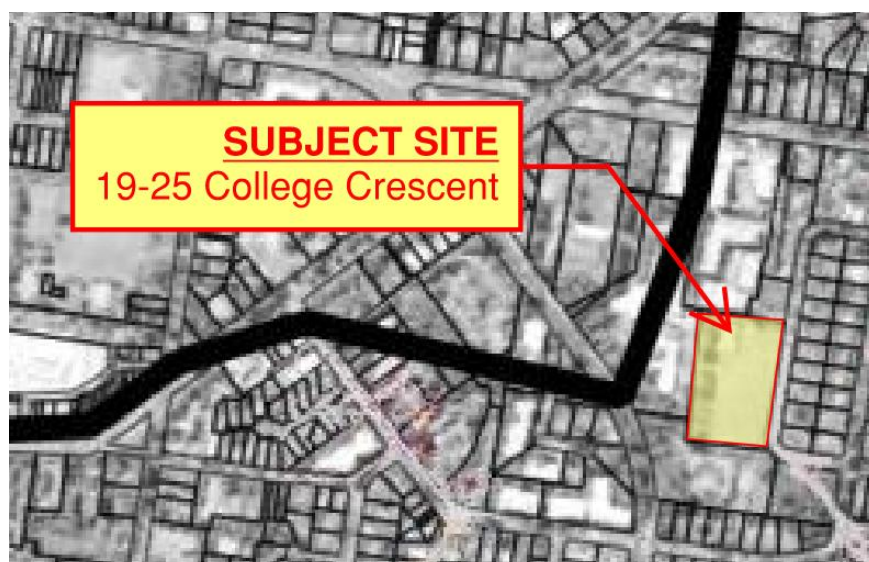


Figure 5 9.5% Increase in rainfall intensity (Source: Middle Harbour Northern Catchments Flood Study, 2025)

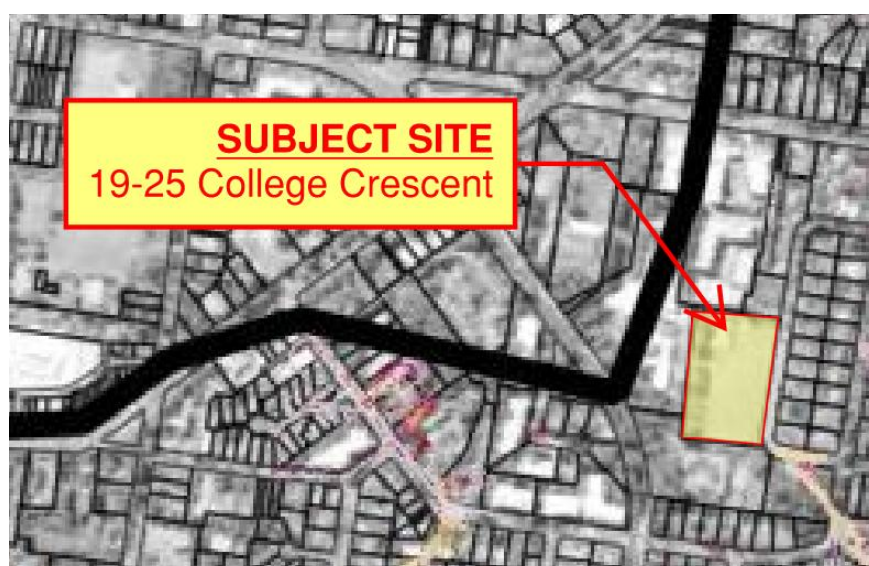


Figure 6 19.7% Increase in rainfall intensity (Source: Middle Harbour Northern Catchments Flood Study, 2025)

4.3 Cumulative Impacts

The site is not located within the flood extent up to the PMF. Therefore, the subject site is unlikely to result in adverse flood impacts or contribute to cumulative flooding impacts. An on-site detention (OSD) tank is also proposed as part of the development to ensure that the cumulative effect of the development does not adversely impact the existing stormwater infrastructure and downstream watercourses within the local government area.



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5. Mitigation Measures

Ku-ring-gai DCP specifies prescriptive controls for development on flood-prone land, which vary depending on flood risk and land use. The *Middle Northern Catchments Flood Study* adopts a freeboard of 0.3 m above the 1% AEP flood surface for overland flooding.

Ku-Ring-Gai Council's DCP Section 24D.2 Flood Studies and the Design Flood Standards 2024:

"Where a Catchment Flood Study has been completed and the site is identified on the Flood Planning Area map any development proposal is to demonstrate:

- Development is confined to a part of the site which is flood free."

The site is not located within the flood-prone land and is not affected by the PMF flood. Therefore, the flood planning level (FPL) requirement does not apply to the site. The site will have a stormwater management strategy to manage local stormwater run-off, as discussed on the Integrated Water Cycle Management Plan. The site has been graded to fall away from the building entrances, and an overflow route is provided. Figure 7 is the Flood Planning Area map taken from Middle Harbour Northern Catchment Flood Study. It shows the subject site is outside the flood planning zones and flood free, thus satisfying council's DCP.

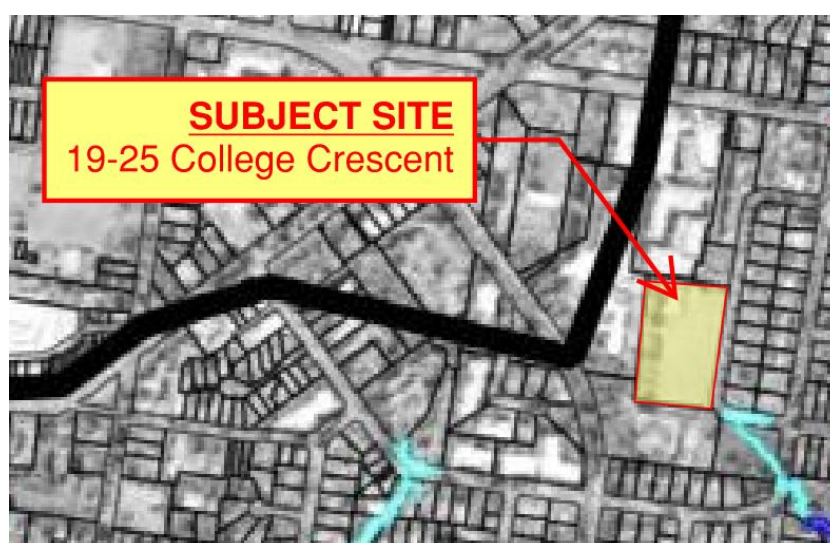


Figure 7 Middle Harbour Northern Catchments flood planning area (Source: Middle Harbour Northern Catchments Flood Study, 2025)

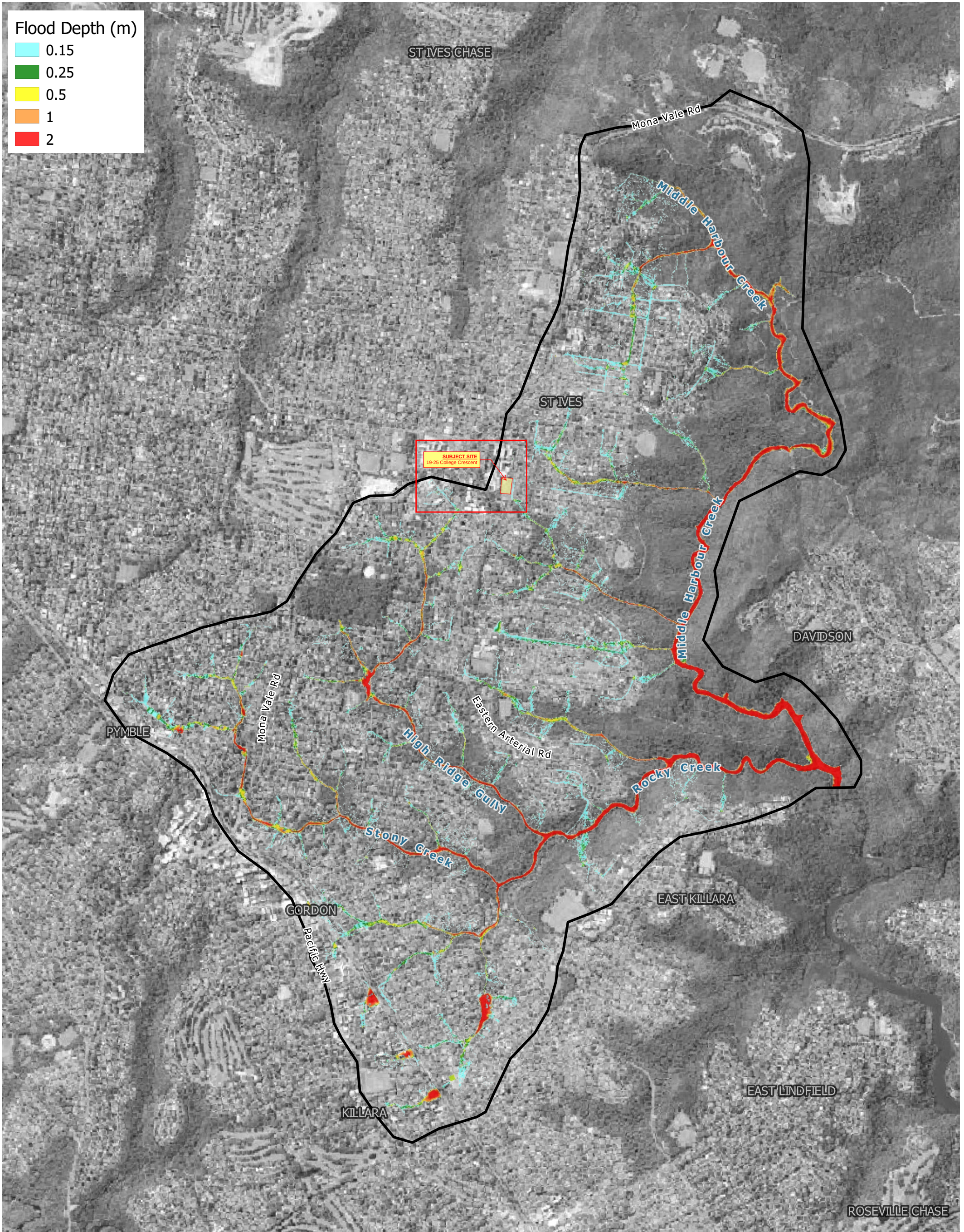
6. Conclusions

This report has addressed the SEARs issued for 19-25 College Crescent, St Ives (reference SSD-98363228) by assessing the onsite and offsite flood risk associated with the proposed development. The following recommendations have been made:

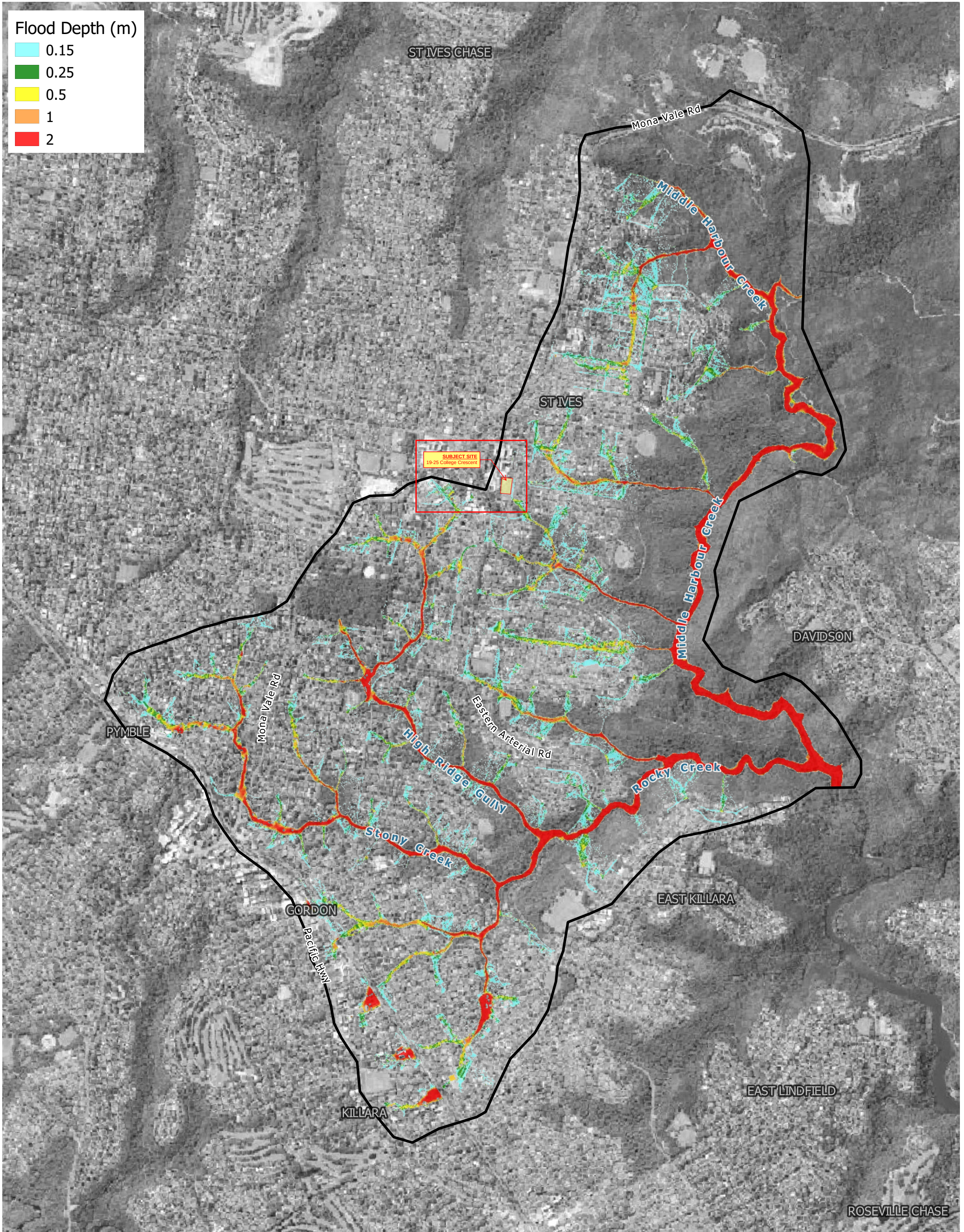
1. A flood impact assessment is not required; the subject site is located outside of the flood extent including the PMF based on the Middle Harbour Northern Catchments Study 2025.
2. Flood Planning Level (FPL) is not required since the site is located outside flood extent, thus does not require flood related development controls.
3. The site will have a stormwater management strategy to manage any site and upstream stormwater run-off. The site has been graded to fall away from building entrances, and an overland flow path is provided.

The proposed development complies with the requirements of Ku-ring-gai Council flood planning policy.

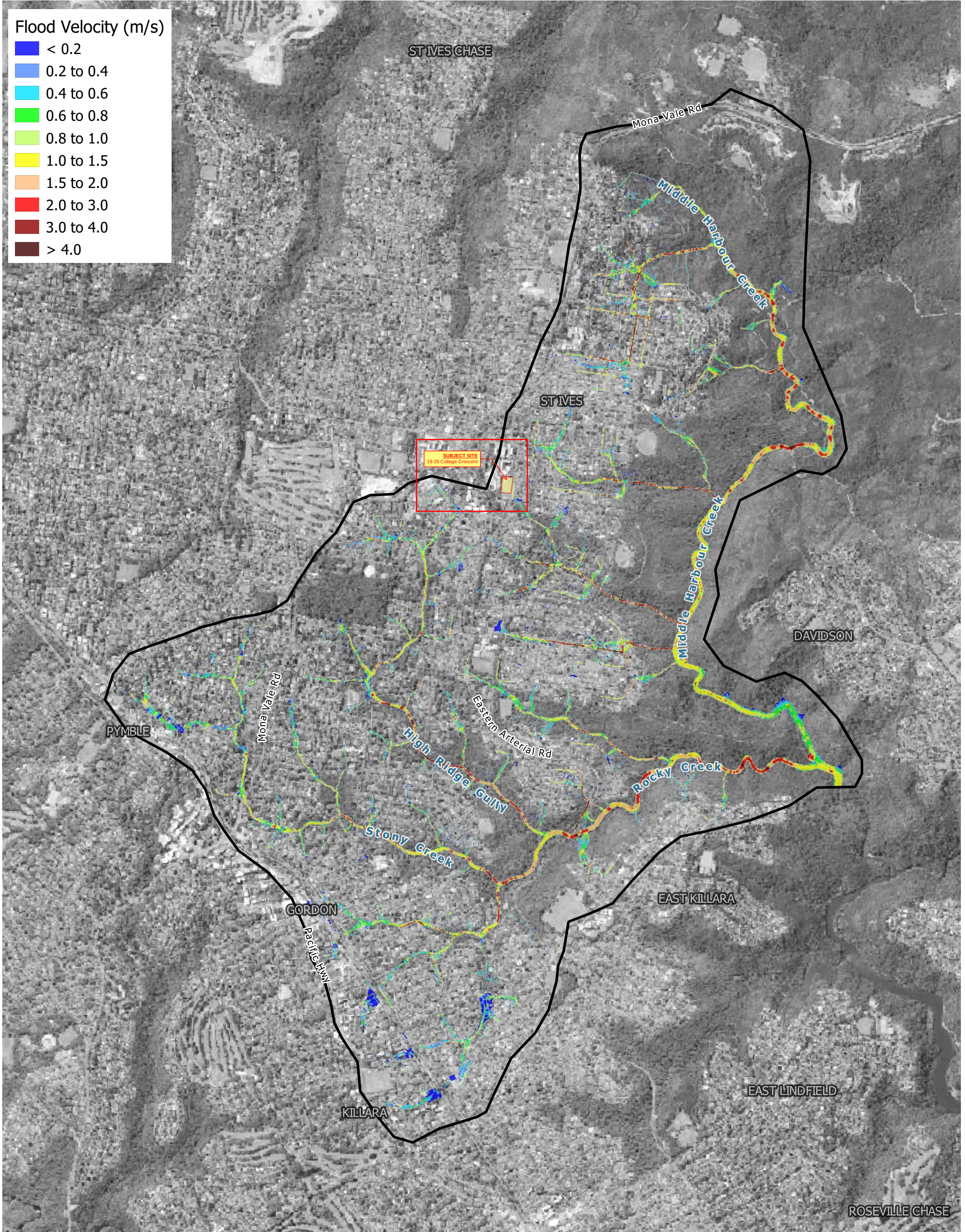




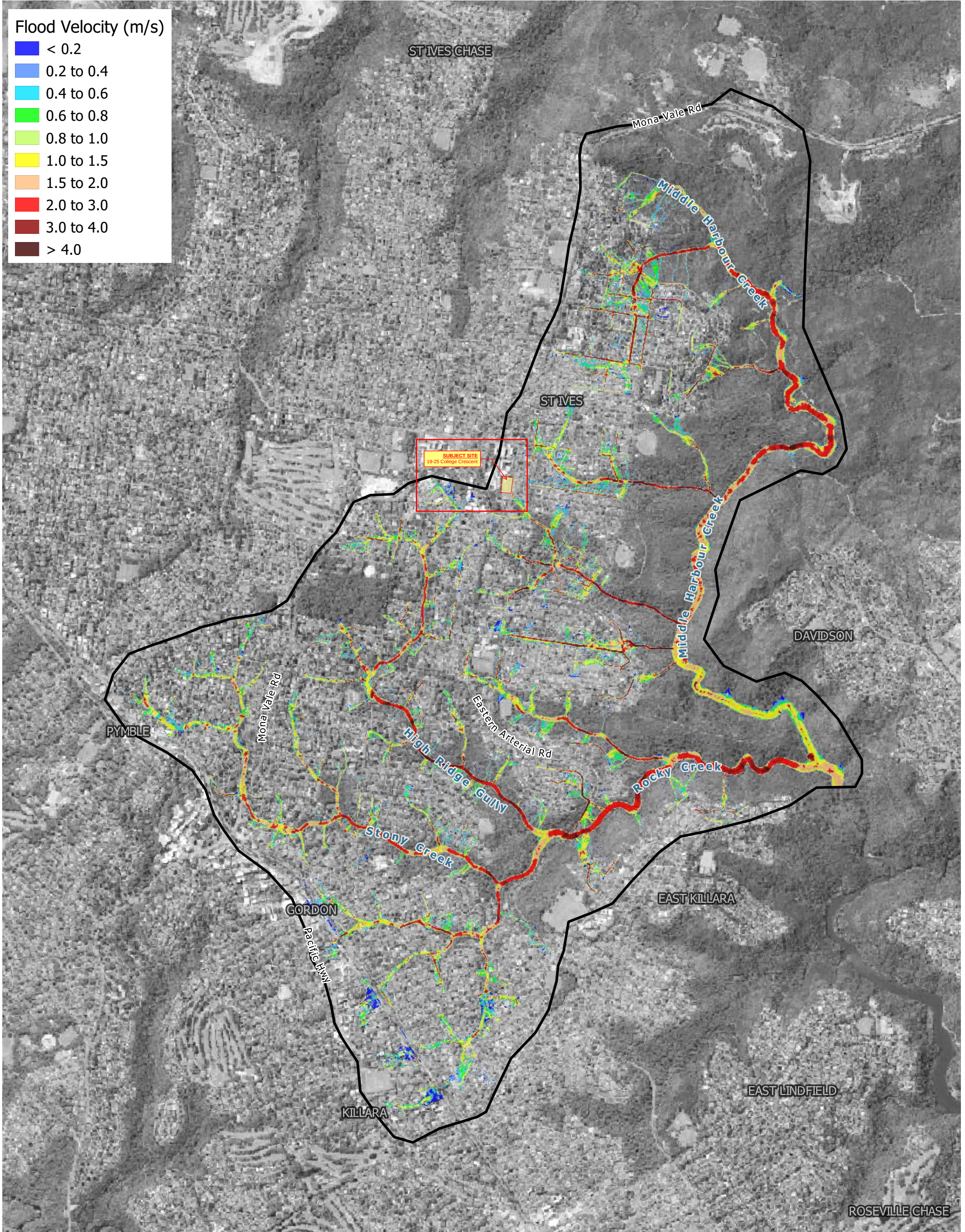
Legend Study Area	Title: Peak Flood Depth - 1% AEP Event		Drawing: F-05	Rev: A
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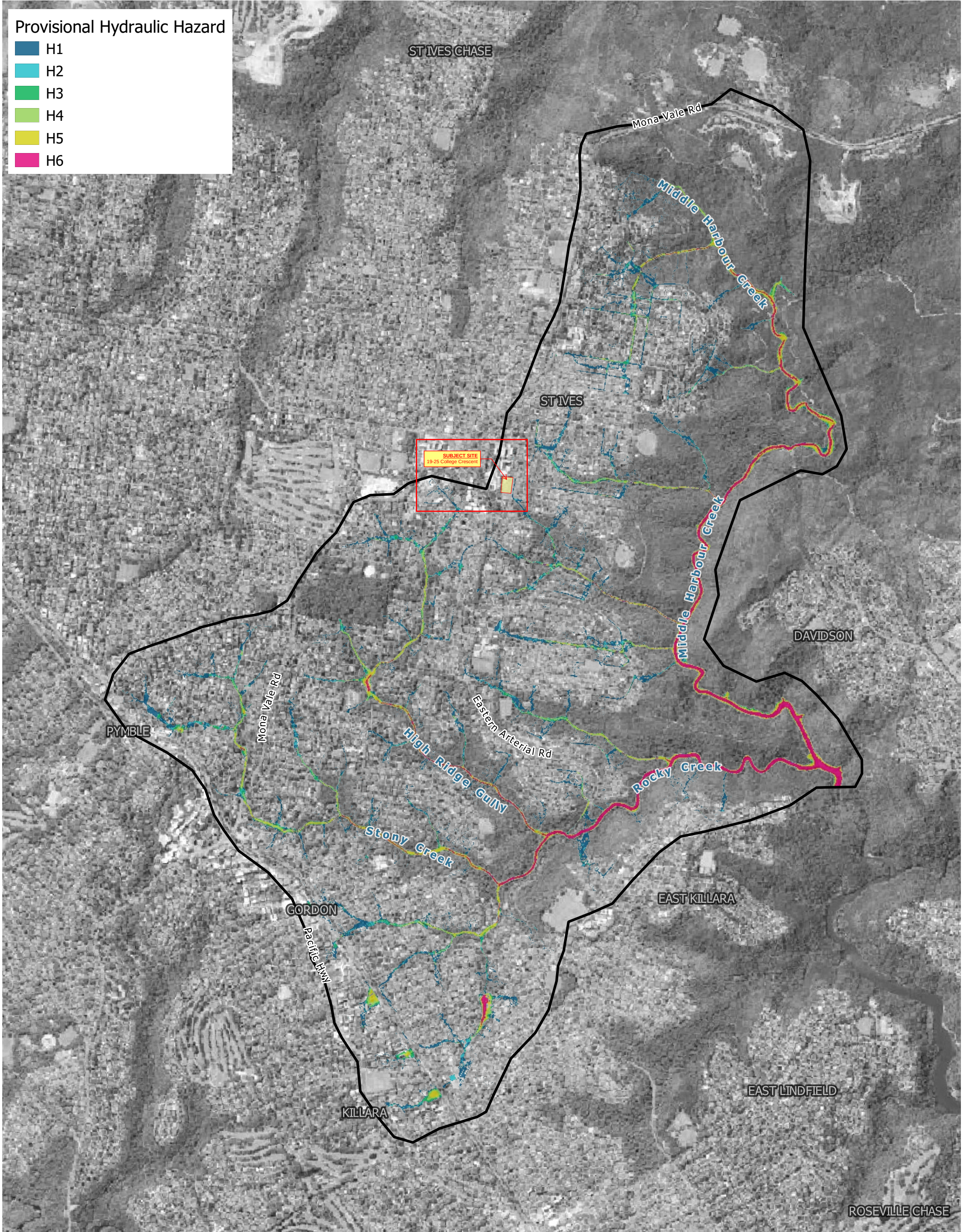
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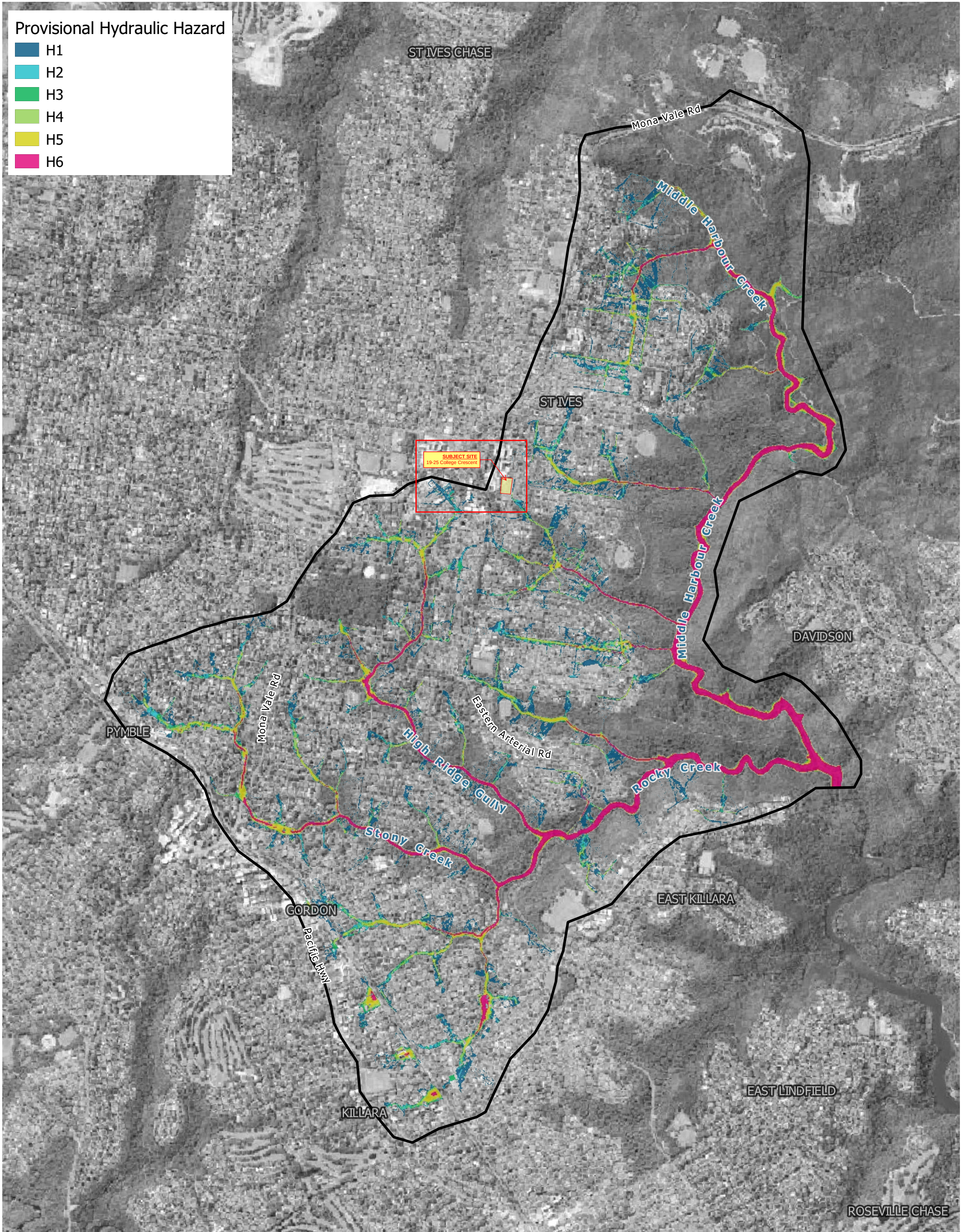
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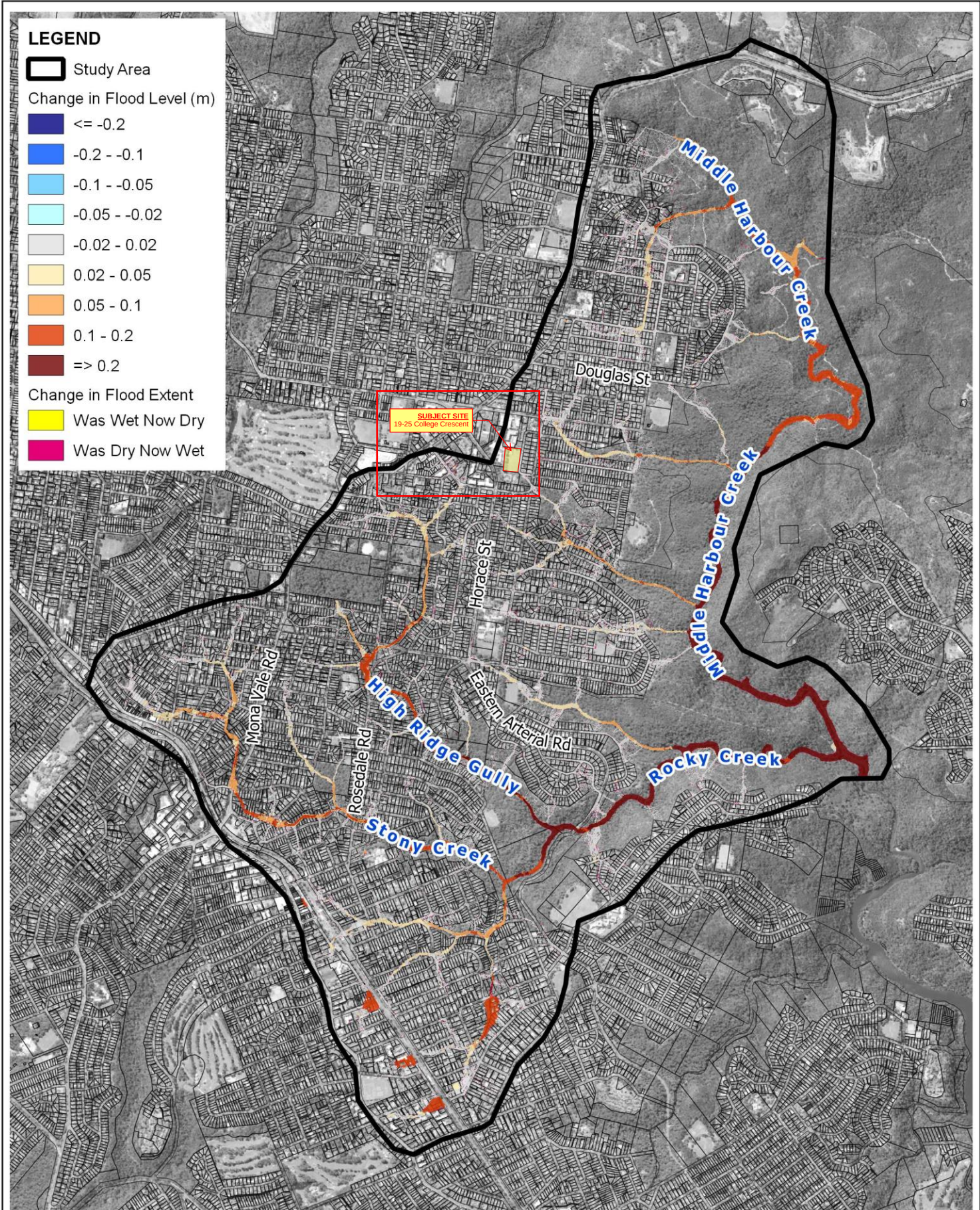
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Legend Study Area	Title: Provisional Hydraulic Hazard - 1% AEP Event		Drawing: F-25	Rev: A
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Legend Study Area	Title: Provisional Hydraulic Hazard - PMF Event		Drawing: F-27	Rev: A
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Title:

1% AEP Peak Flood Level Impact - RCP 4.5

2090 Scenario (9.5% Rainfall Increase)

Figure:

8-1

Rev:

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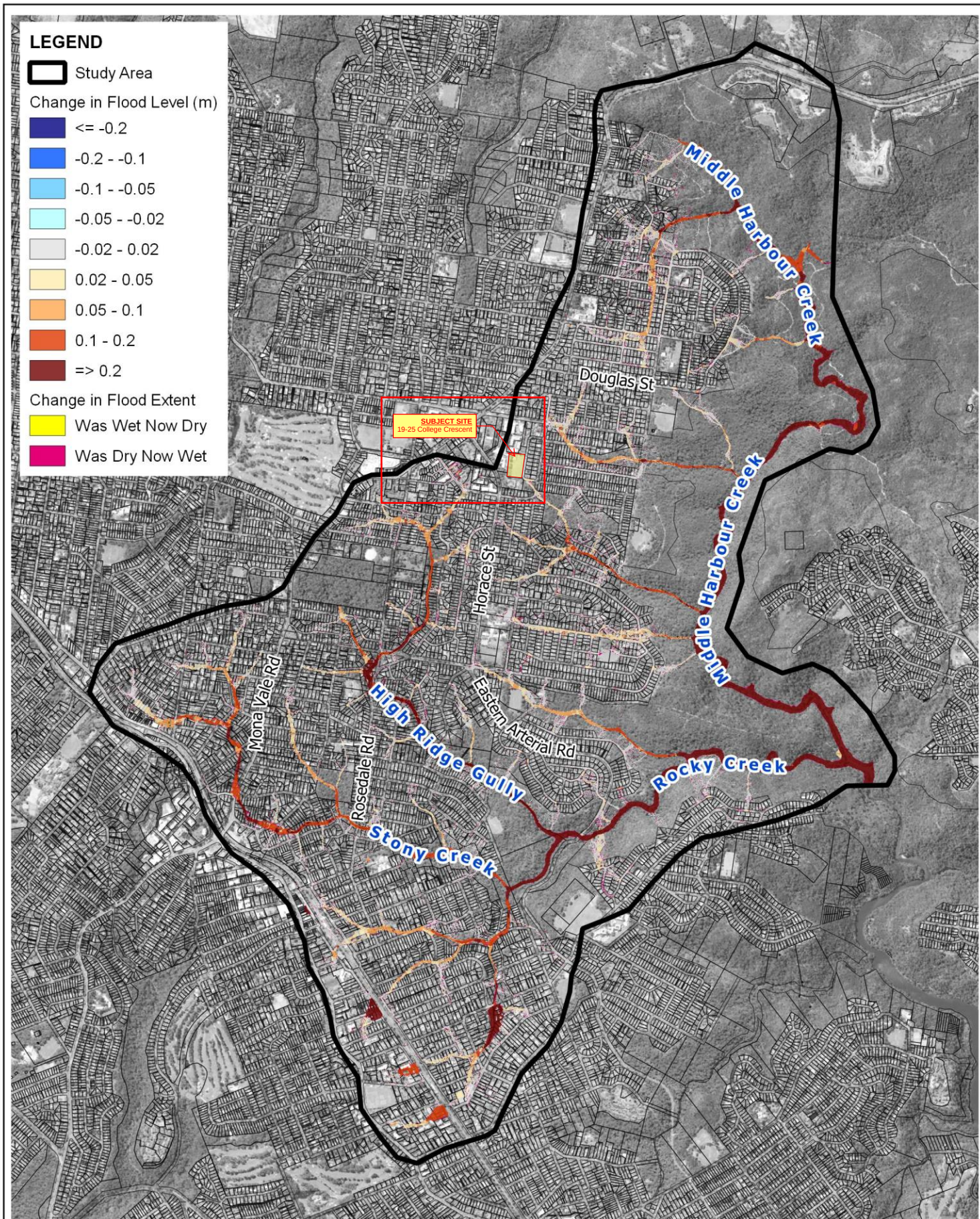
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Title:

1% AEP Peak Flood Level Impact - RCP 8.5

2090 Scenario (19.7% Rainfall Increase)

Figure:

8-2

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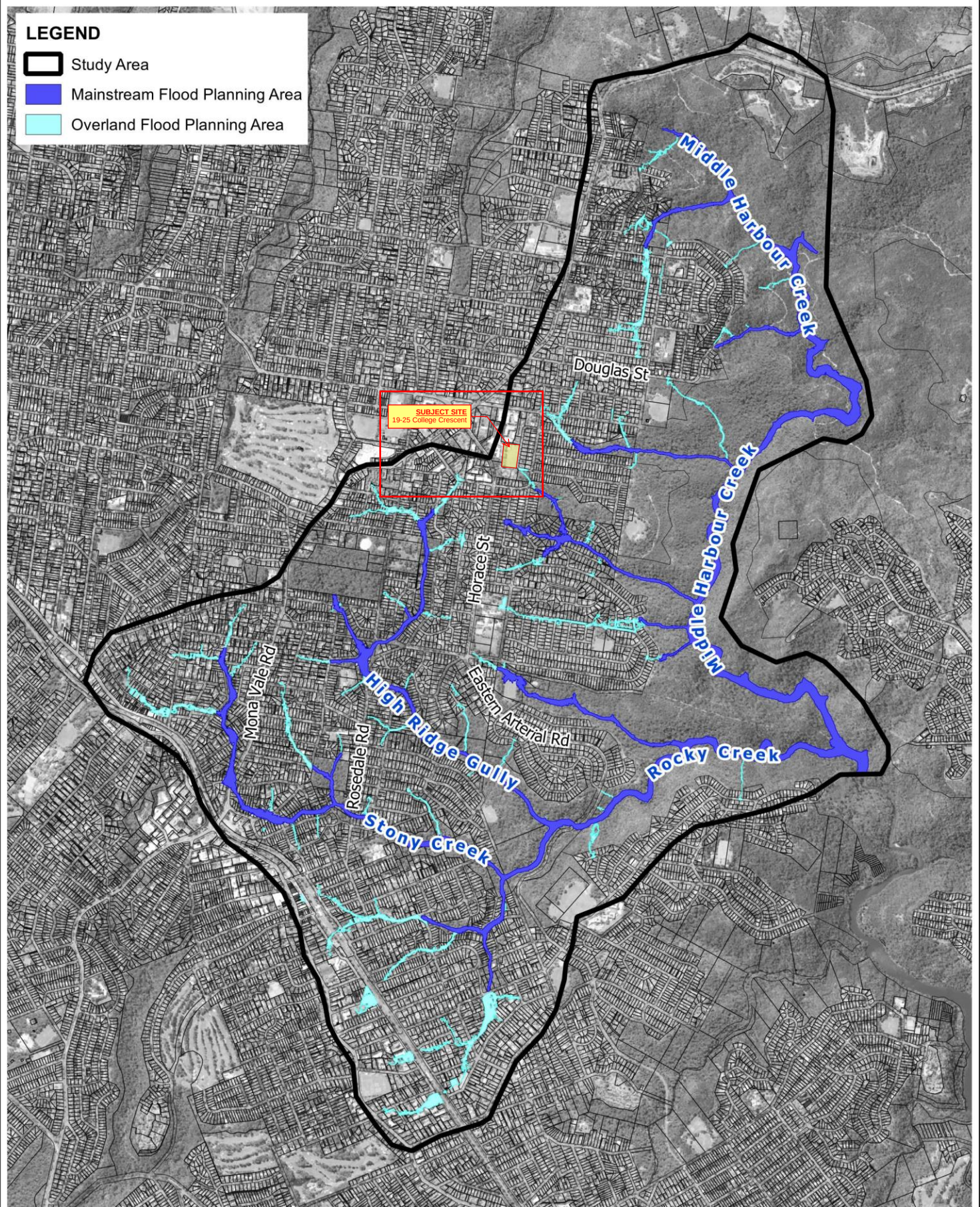
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0 0.5 1 km



Title:

Flood Planning Area

Figure:

9-1

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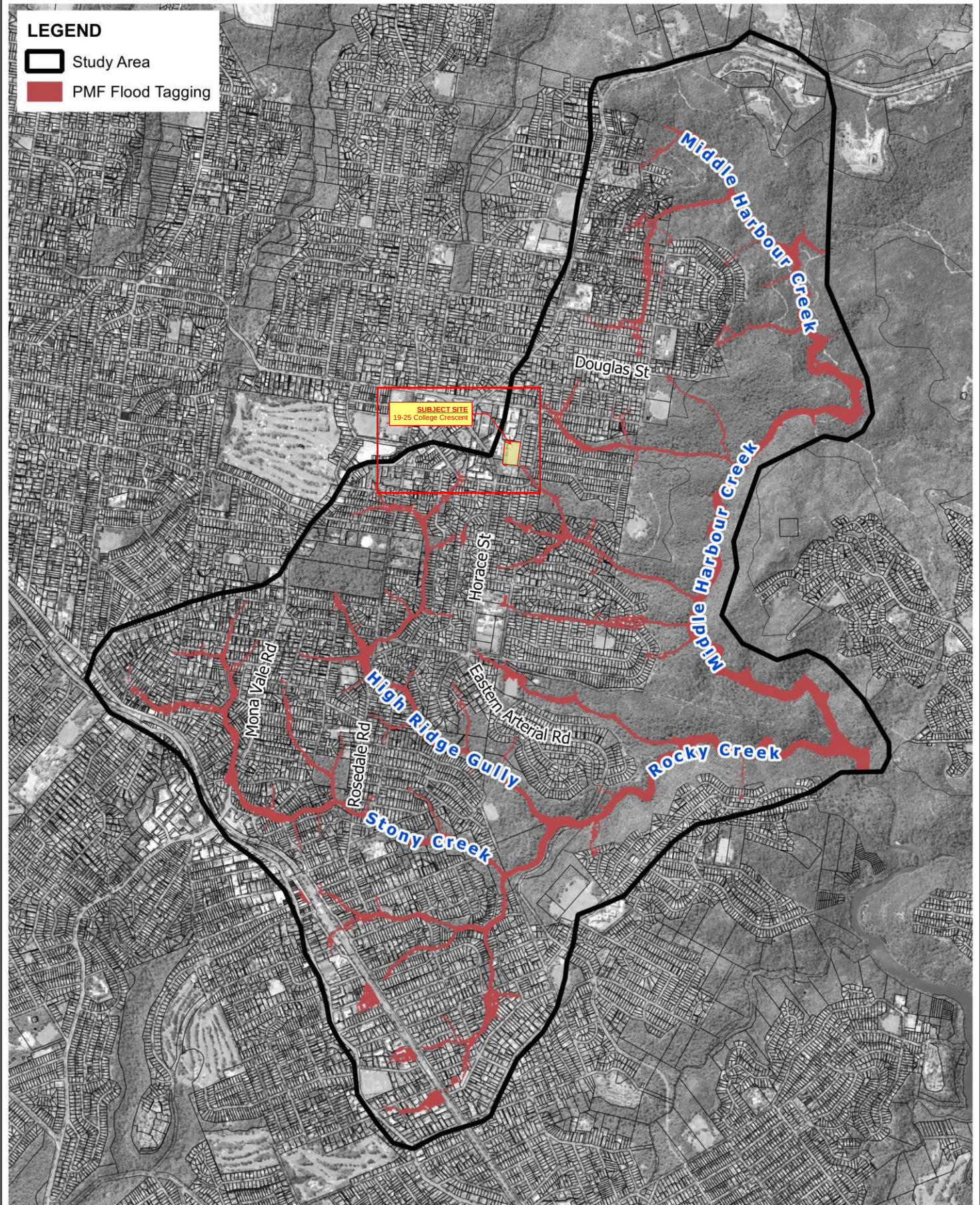
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0 0.5 1 km





Title:
PMF Flood Tagging Extent

Figure:
9-2

Rev:
A

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0 0.5 1 km

