

floodplain (refer to **Figure 9** below) and the Low Flood Risk Precinct. However the entire site would be subject to inundation (to depths of 2.5 to 3 metres) in the event of a Probable Maximum Flood (PMF).

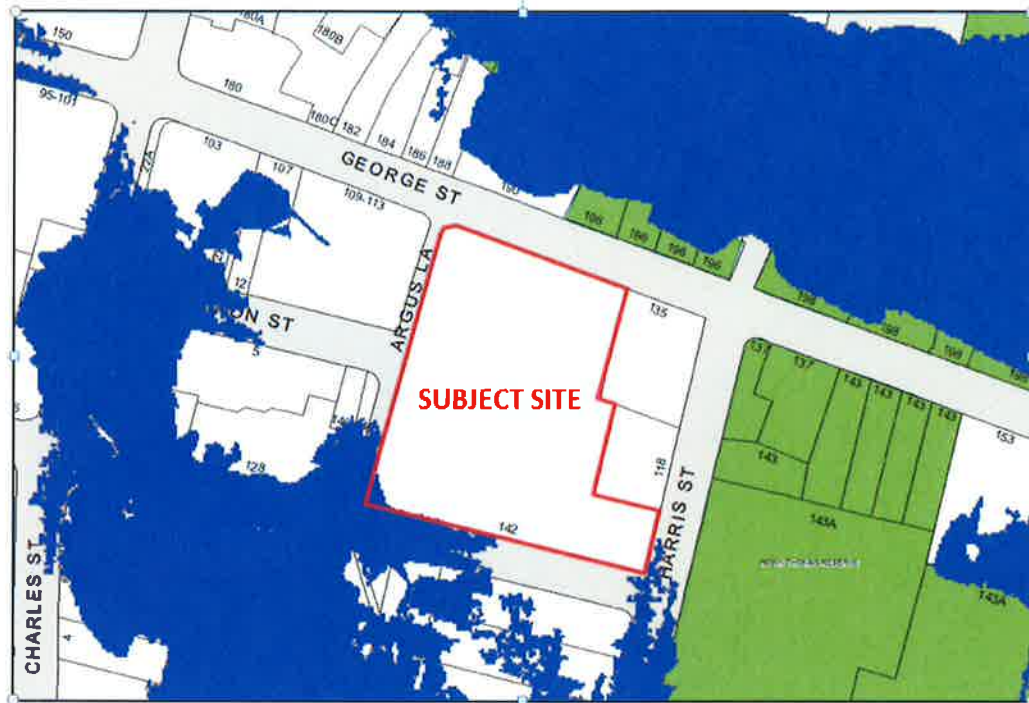


Figure 9 – Flood Map (extent of 1:100 flood)

47. The Flood Planning Levels (FPLs) for the site are:
 - RL 6.4m AHD for the 1:100 year flood (inclusive of a 0.5m freeboard); and
 - RL10.06m AHD for the PMF.
48. The supporting flood advice indicates that the development of the site is consistent with the Floodplain Development Manual 2005 and relevant Council flood planning controls. The planning proposal is also considered to be consistent with the Section 117 Direction 4.3 – Flood Prone Land as appropriate design features and evacuation measures can be implemented at the DA stage.
49. The ground levels of buildings on the site will be above the 1:100 FPL. All residential levels are proposed to be above the PMF level.
50. Any proposal for basement car parking on the site would have to have to adequately addresses all flood risks at the DA stage - for example, by establishing safe evacuation measures for all flood events (to the PMF).

(h) Heritage and archaeology

51. The subject site is not a heritage item but has potential to be of major (State) archaeological significance and is located within the vicinity of a number of heritage items:
 - Experiment Farm Cottage (State)