

Our Ref: 23-143-DB

16 September 2025

Flooding and Acid Sulphate Report

RE: Clarence Valley Conservatorium - Additions

1. Introduction

We have been instructed to evaluate the effect of the 1 in 100 year flood, and comment on the possible acid sulphates, on the proposed development at 8 Villiers Street, Grafton.

2. Details

It is proposed to demolish an existing building on the site and construct a new two storey building.

The proposed ground floor level of the building is 6.715m AHD which matches the floor level of the existing building on site.

3. Flooding

The proposed development will be classified as infill development in accordance with Clarence Valley Councils policy. This results in a required Flood Planning Level of 6.4m AHD and below the proposed and existing floor levels.

Clarence Valley Council has adopted the 2090 plus Climate Change (CC) considerations in setting flood planning levels for developments that are not considered infill. The 1% AEP (1:100 year) 2090 CC level at the site is shown as 7.6 to 7.7 metres AHD.

It is proposed to construct the building with flood compatible in the first floor area.

The building will also be designed to resist any loads and effects from the 1% AEP (1:100 year) 2090 CC flood.

4. Acid Sulphate

The site is classified as Class 4 for Acid Sulphate Soils (ASS). For Class 4 ASS, a preliminary ASS Management Plan is required when more than 1 tonne of soil is disturbed at a depth of 2 metres below ground surface.

It is proposed to design the proposed new building using screw piers and therefore there will not be any disturbance of more than 1 tonne of soil below 2 metres depth.

Signed:



Mark Burridge MIE Aust., CP Eng
For and on behalf of
McKenzie Burridge & Associates