



Figure 1 - Proposed development footprint

Flood Impact Assessment

The assessment was undertaken through a desktop review of the following documents supplied by Newcastle City Council:

- Flood Information Certificate FL2019/00044;
- PMF Levels map (40 King St, Adamstown); and
- Survey data of the site provided by the client.

Preliminary Flood Levels and Relationship to Site Levels

Preliminary flood levels noted in the flood certificate are presented below in **Figure 2**. The map indicates that PMF levels affect a minor portion of the site to the north, however the proposed development extent within the site will not be located within a flood affected zone. In addition to the proposed development footprint, **Figure 2** also shows the extent of the area being considered as part of the SCC Application.



Figure 2 - PMF extent (provided by Newcastle City Council)

The Council DCP states that floor levels of all occupiable rooms within buildings are not set lower than the flood planning level (FPL), being the level of the 1% Annual Exceedance Probability flood, plus 500mm freeboard.

Figure 3 below shows the PMF Levels Map of 40 King St, Adamstown (provided by Council). The map shows that the nearest flood affected portion of the site is expected to experience PMF levels of up to 15m AHD.



Figure 3 – Flood PMF extent

We note that whilst a portion of the SCC extent is affected by PMF flood levels, the only works proposed for the north-western area relate only to connection to the external stormwater network. No habitable areas are proposed for this area.

Based on the survey data supplied, the approximate level at which the proposed development site is to be located is in the order of 22-31m AHD, which is within the range of 7-16m higher than the PMF level, significantly exceeding the DCP required level. Based on these findings, we conclude that the proposed development will not be in a flood affected zone and therefore not affected by flooding.

Conclusion

A flood impact assessment has been undertaken for the development located at 40 King St, Adamstown. The PMF storm event data provided by Council has been considered for the existing scenario, as well as survey data of the site to determine the flood risk and effects to the proposed development. After review of the supplied data, it was concluded that the proposed development is not at risk during a major flooding event.

Should you have any queries regarding this correspondence, please feel free to contact the undersigned on (02) 4943 1777.

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