

Reference: 20200104_R02_ Flood Impact Statement

Date: February 17, 2021

Morson Group P/L
Attn: Ruben Hernandez
Suite 4, 94 Oxford Street, Darlinghurst, NSW 2010
postal: Po Box 170, Potts Point, NSW 1335

Dear Sir,

RE: Flood/ Local overland flow Impact Statement for Proposed Residential Flat Building at 44-48 Rodley Avenue, Penrith, Lots 62, 63, and 64 in DP 33490

The flood assessment is based on the flood advice letter provided by Penrith Council, ref. ECM9024066, dated 18 February 2020. The flood advice letter reveals that the site itself is not located within the floodway. However, as Rodley Avenue is affected by local overland flow as a result Council's flood related development controls are applicable on this development.

The proposed development proposal complies with is Council's flood related control and is consistent with Council's Development Control Plan for Flood Liable Land in the following manner:

- All proposed habitable floor levels are at a minimum RL 27.6m AHD (1% AEP flood level + 0.5m freeboard).
- The access ramp to the underground basement has a crest at a minimum of RL 27.4m AHD (1% AEP flood level + 0.3m freeboard)
- Any openings to the basement, including ventilation grills and the crest to any stairway, are at a minimum of RL 27.4m AHD.
- 4m wide front setback area to act as an overland flow path with no filling and obstruction. Additionally, any fencing within the northern and north-eastern boundary to be "Open Style" to ensure the overland flow can traverse downstream unobstructed.
- Pad-mount substation to be sufficiently above the 1% AEP flood level as required by the Energy provider/ Respective authority.

The proposed development does not contribute to any loss of flood storage, and does not results in any change to the existing flood/ overland flow extent, flood behaviour and flood hazard due as it is located outside the floodway. In our opinion; the abovementioned measures will be sufficient to satisfy council's flood related development controls.

Please see below flood information from council:



Our reference: ECM 9024066
Contact: Dr Elias Ishak
Telephone: 4732 7579

18 February 2020

Cody Masterfield
109 Farm Road
MULGOA NSW 2745

Dear Sir/Madam

**Flood Level Enquiry
Lot 64 DP 33490 - No. 48 Rodley Avenue Penrith**

Please find enclosed Flood Level information for the above property.

Should you require any further information please do not hesitate to contact me on 4732 7579

Yours sincerely



Dr Elias Ishak
Acting Engineering Stormwater Supervisor

Penrith City Council
PO Box 50, Penrith
NSW 2751 Australia
T 4732 7777
F 4732 7996
penrithcity.nsw.gov.au

PENRITH
CITY COUNCIL

ENGLISH	If you do not understand this, please contact the Telephone Interpreting Service on 131 450 and ask them to contact Penrith City Council on your behalf on (02) 4732 7777. Or come to the Council offices and ask for an interpreter.
ARABIC	إذا لم يكن بإمكانك قراءة النص أعلاه، الرجاء الاتصال بخدمات الترجمة الفورية الهاتفية (TIS) على الرقم 131 450 والطلب منهم الاتصال بدورهم بمجلس مدينة بنريث نيابة عنك على الرقم 4732 7777 (02). أو يمكنك الحضور إلى المجلس وطلب ترتيب مترجم فوري لك.
CHINESE	如果您无法阅读这些文字，请致电 131 450 联系电话传译服务中心，请他们代您拨打 (02) 4732 7777 联系 Penrith 市议会。您也可以亲自到市议会来并要求获得口译服务。
GREEK	Αν δεν μπορείτε να το διαβάσετε αυτό, τηλεφωνήστε στην Τηλεφωνική Υπηρεσία Διερμηνέων στο 131 450 και ζητήστε τους να επικοινωνήσουν με το Δήμο Penrith (Penrith City Council) για λογαριασμό σας στον αριθμό (02) 4732 7777, ή ελάτε στη Δημαρχία και ζητήστε διερμηνέα.
HINDI	यदि आप इसे नहीं पढ़ पाते हैं, तो कृपया 131 450 पर टेलीफोन दुभाषिया सेवा से संपर्क करें और उनसे कहें कि वे आपकी ओर से पेनरथि सिटी काउंसिल से (02) 4732 7777 पर संपर्क करें. या आप काउंसिल आएँ और एक दुभाषिय की माँग करें.
ITALIAN	Se non riuscite a leggere questo, contattate il servizio telefonico di interpretariato al numero 131 450 e chiedetegli di contattare da parte vostra il comune di Penrith City al numero (02) 4732 7777 oppure venite in comune e richiedete un interprete.
MALTESE	Jekk ma tistax taqra dan, jekk jogħġbok, ikkuntattja lit-Telephone Interpreting Service fuq 131 450 u itlobhom biex jikkuntattjaw Penrith City Council f'ismek fuq (02) 4732 7777. Jew ejja l-Kunsill u itlob għal interpretu.
PERSIAN	اگر نمی توانید این مطلب را بخوانید، لطفاً به خدمات ترجمه تلفنی به شماره 131 450 زنگ بزنید و از آنان بخواهید با شورای شهر پنریت Penrith City Council به شمار 4732 7777 (02) از جانب شما تماس بگیرند. یا اینکه به شهرداری Council آمده و مترجم بخواهید.
SINGHALESE	ඔබට මෙය කියවීමට නොහැකි නම්, කරුණාකර දුරකථන අංක 131 450 ඔබගේ දුරකථන පිටවර්තන සේවාව (Telephone Interpreting Service) අමතා සිටි චෙහුවෙන් දුරකථන අංක (02) 4732 7777 අමතා පෙන්රිත් නගර සභාව (Penrith City Council) හා සම්බන්ධ කර දෙන ලෙස ඉල්ලා සිටින්න. නැතිනම් නගර සභාව වෙත පැමිණ භාෂා පිටවර්තකයකු වෙත දෙන ලෙස ඉල්ලා සිටින්න.
TAMIL	இதை உங்களால் வாசிக்க இயலவில்லை என்றால், 'தொலைபேசி உரைபெயர்ப்பு சேவையை 131 450 எனும் இலக்கத்தில் அழைத்து 'பென்ரித் நகரவையுடன் (02) 4732 7777 எனும் இலக்கத்தில் உங்கள் சார்பாக தொடர்பு கொள்ளுமாறு கேளுங்கள். அல்லது நகரவைக்கு விஜயம் செய்து உரைபெயர்ப்பாளர் ஒருவர் வேண்டுமெனக் கேளுங்கள்.
VIETNAMESE	Nếu quý vị không thể đọc được thông tin này, xin liên lạc Dịch Vụ Thông Dịch Qua Điện Thoại ở số 131 450 và yêu cầu họ thay mặt quý vị liên lạc với Hội Đồng Thành Phố Penrith ở số (02) 4732 7777. Hoặc hãy tới Hội Đồng và yêu cầu có thông dịch viên.



Flood Information
Lot 64 DP 33490 - No. 48 Rodley Avenue Penrith

Date of issue: 18 February 2020

The 1%AEP local overland flow flood level affecting the above property is estimated to be RL27.1m AHD.

Property less than 0.5m above the 1% AEP flood level is subject to Penrith Development Control Plan 2014 Section C3.5 Flood Planning. The Penrith Development Control Plan 2014 is available from Council's website www.penrithcity.nsw.gov.au.



Definitions

AEP – Annual Exceedance Probability – the chance of a flood of this size occurring in any one year.

AHD – Australian Height Datum – A standard level datum used throughout Australia, approximately equivalent to mean sea level.

Legend

	Extent of 1% AEP local catchment overland flow path. Generally depths less than 150mm is not shown.
--	---

Notes:

1. The contours shown above in yellow numbering are at 0.5m intervals and are based on Aerial Laser Scanning (ALS) Survey undertaken in 2002. The contour levels are approximate and for general information only. Accurate ground levels should be obtained by a Registered Surveyor.
2. The flood level is based on current information available to Council at the date of issue. The flood level may change in the future if new information becomes available. The 1% AEP flood is the flood adopted by Council for planning controls. Rarer and more extreme flood events will have a greater effect on the property.
3. Council's studies are reflected in flood mapping for the City which show properties potentially affected by overland flows in excess of 150mm.
4. This property is shown on Council's flood mapping as potentially so affected.
5. Council imposes flood related development controls where, in its opinion, such controls are justified. Such controls may or may not be imposed with respect to this property in the event of an application for development consent.
6. If a development proposal is submitted with respect to this property, Council will consider the possibility of flood or overland flow in the context of the application. Council may impose a requirement that the applicant for development consent carry out a detailed assessment of the possible overland water flows affecting the property (a flood study) and/or may impose other controls on any development designed to ameliorate flood risk.
7. You are strongly advised if you propose to carry out development upon the property, that you retain the assistance of an experienced flooding engineer and have carried out a detailed investigation.
8. Council accepts no liability for the accuracy of the flood levels (or any other data) contained in this certificate, having regard to the information disclosed in Notes "1" to "4". As such you should carry out and rely upon your own investigations.

Penrith City Council
 PO Box 60, Penrith
 NSW 2211 Australia
 T 4732 7777
 F 4732 7958
penrithcity.nsw.gov.au

Dr Elias Ishak
Acting Engineering Stormwater Supervisor



Yours faithfully

For & On Behalf of S&G Consultants Pty Ltd



Sam Haddad

Director (Civil)

MIEAust CPEng NER