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Our reference: 20000114-FL-01

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[www.seec.com.au](http://www.seec.com.au)

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1<sup>st</sup> May, 2020

**Review of Regional Flood Constraints  
For the Proposed Community School at  
1 Rosemead Road, Hornsby**

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This is to confirm that a site inspection was undertaken on 24<sup>th</sup> April 2020 at your request to determine if the abovementioned property is affected by regional flooding from nearby watercourses. It is understood that it is proposed to convert the existing residence into a community school with some minor changes to be undertaken within the property to provide additional parking.

This assessment is required to address the Planning Secretary's Environmental Assessment Requirements (SEARs), key issue No. 16 outlined below:

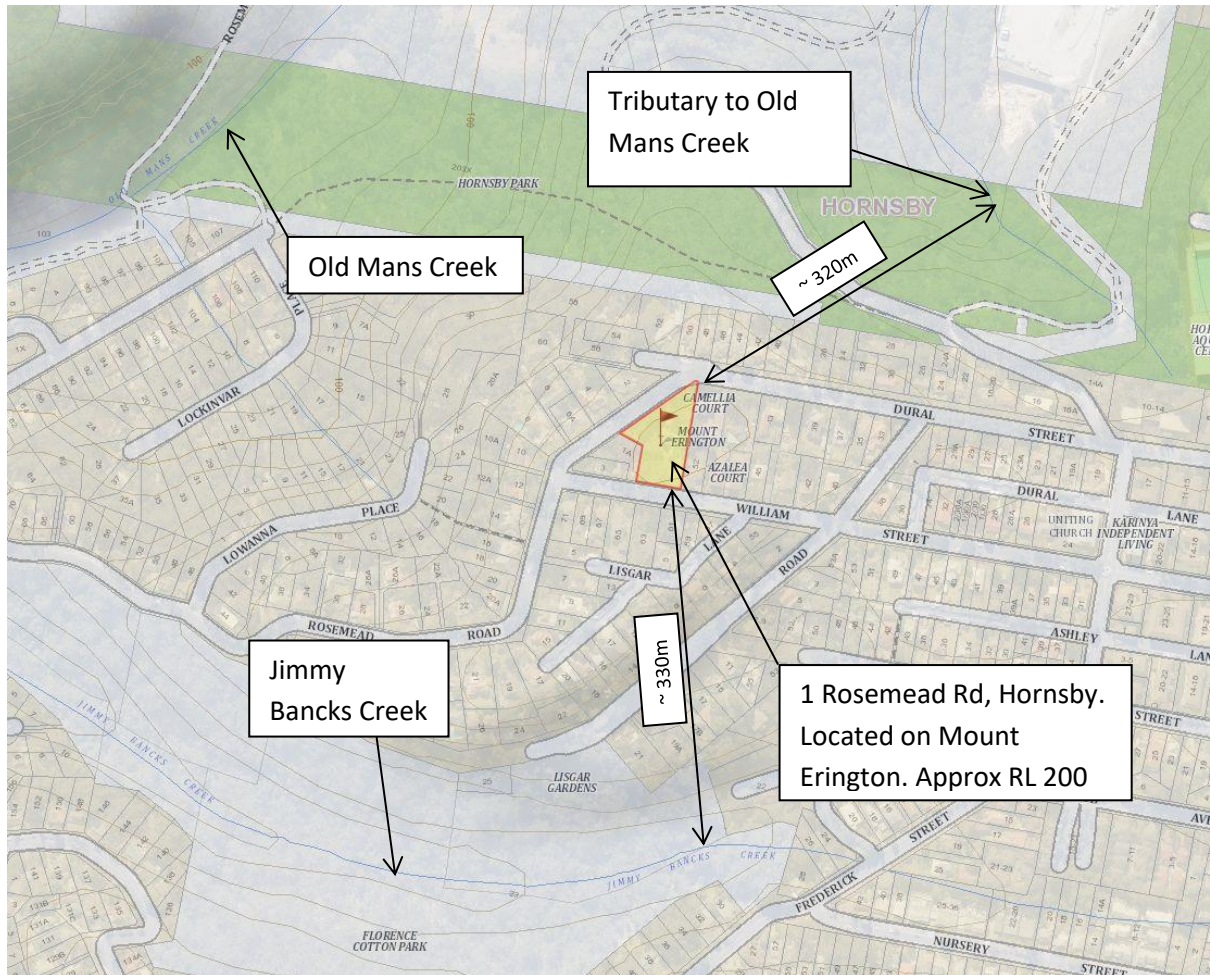
**16. Flooding**

Identify flood risk on-site (detailing the most recent flood studies for the project area) and consideration of any relevant provisions of the NSW Floodplain Development Manual (DIPNR, 2005), including the potential effects of climate change, sea level rise and an increase in rainfall intensity. If there is a material flood risk, include design solutions for mitigation. "

It was observed from the site inspection there are no major watercourses flowing through or near the property. The property is not located within a floodplain and is located on a ridge known as Mount Erington.

This was also confirmed from a desktop study of the existing topographical mapping (Figure 1). The closest major waterways are Jimmy Bancks Creek located to the south and a tributary watercourse of Old Mans Creek located to the north.

The topographical mapping also shows that the ground levels at the property are approximately 40 - 50m higher than the levels of these two watercourses. A search of Council's website found that there are no recent flood studies for these two watercourses, but given the large difference in ground levels, the property would be at an extremely low risk of being affected by flooding from these two watercourses.



**FIGURE 1 – Location Plan**

Based on the above, we do not believe that a regional flood assessment for this site is warranted with regard to the provisions outlined in the NSW Floodplain Development Manual (DIPNR, 2005) as stated in the SEARs key issue No. 16.

Please do not hesitate to contact our office if you have any questions.

Yours Sincerely

Jason Armstrong (AMIEAust)

SEEC