

Our Ref: N25405

Your Ref: SSD 3846

14 May, 2025

Mr Chris Ritchie
Director – Industry Assessment
Department of Planning and Environment
Locked Bag 502
PARRAMATTA NSW 2124

Dear Sir,

RE: SSD 3846 – SUBDIVISION OF LOT 1 DP 1305809, CULBURRA ROAD, CULBURRA BEACH

ADDENDUM TO THE FLOOD IMPACT ASSESSMENT

Allen Price (AP) have prepared this Addendum to the Flood Impact Assessment to support a modification to the development consent for SSD 3846, Lot 1 DP 1305809, Culburra Road, Culburra Beach.

The purpose of the modification is for a minor re-orientation of the development footprint to align with a recent survey of the Mean High Water Mark (MHW) and also amend the approved stormwater basin layouts following detailed work undertaken to meet the respective conditions of consent. Minor changes are also proposed in response to Council's previous comments on the Staging Plan and subdivision layout.

This Addendum should be read in conjunction with;

- Modification Report, Proposed Modification to West Culburra Concept Proposal – SSD 3846, APS, dated 16 July 2024
- Flood Impact Assessment, West Culburra Beach Expansion Area Revised Concept Plan NSWLEC Case Number 2019/00078149, APS, 28 October 2020

The Flood Impact Assessment of October 2020 concluded that;

- The site is flood prone only in the areas of the lower foreshore reserves.
- The flood prone parts of the site contain areas of High Hazard Flood Storage. There are also parts of the land that are classified as Low Hazard Flood Storage. The majority of the land however is above flood planning level and is flood free.
- The current projected 2100 1% AEP flood level is RL 3.6m AHD.
- The current projected 2050 Flood Planning Level for buildings is RL3.9m AHD.
- The proposed development will have negligible effect, if any, on flood behaviour.
- Reliable access for emergency vehicles, vehicles and pedestrians is available during a 1% AEP flood event.
- There is no increase in demand for emergency services in relation to flooding as a result of this development.



Notwithstanding the above, in January 2023 Council adopted the 2022 *Lower Shoalhaven River Flood Study* and have implemented the use of the outputs from this study in their current processes. Council have however also decided to keep the existing Flood Planning Levels across the Lower Shoalhaven River catchment as per the 2011 *Lower Shoalhaven River Floodplain Risk Management Plan – Climate Change Assessment (2011)* i.e.. those reflected in the 2020 Flood Impact Assessment.

It is understood Council will revise the Flood Planning Level across the floodplain once a revised Floodplain Risk Management Study & Plan has been completed meaning, in short, the flood planning levels for the subject site are currently based on the 2011 study while other information such as flood levels, velocities, hazard/hydraulic categories are extracted from the 2022 study.

It follows that the conclusions of the 2020 Flood Impact Assessment are still valid, and flooding is not an impediment to approval of the proposed modification.

If you require any further information in relation to this matter, please contact Mrs Rebecca Lockart, Principal Planner of Allen Price, on 44216544.

Yours faithfully,

ALLEN PRICE PTY LTD

A handwritten signature in black ink, consisting of a stylized 'M' followed by a horizontal line.

Mark Klein

Civil Engineering Manager | Director