

Novus
Level 38, Gateway Tower
1 Macquarie Place
SYDNEY NSW 2000

Job No. AZ051.137

Attn: Mr Charles Maxwell

4 July 2025

Re: No. 410-416 Victoria Avenue, Chatswood - Flood Impact and Risk Assessment - Addendum

Dear Sir,

In response to Willoughby City Council's request for clarification, we can confirm that the subject site is not located on flood prone land (i.e. it is not located on land that would be flooded during a Probable Maximum Flood (**PMF**) event).

The 0.1 m depth of inundation reference was used in the context that the flood mapping that has been prepared for the Scotts Creek catchment only shows depths of inundation greater than 0.1 m, this being the cut-off depth that has been adopted for identifying land that is inundated by a particular flood event. Notwithstanding this reference and as stated above, the subject site is not located on land that would be inundated in a PMF event.

We trust that this clarification will assist DPHI in finalising its assessment of the proposed development. However, please do not hesitate to contact the undersigned should you wish to discuss any aspect of the assessment.

Yours faithfully

Lyall & Associates Consulting Water Engineers



Scott Button
Principal