

Future City: AJP&CT

5 February 2014

JBA Planning
Level 1
NEWCASTLE NSW 2300



PO Box 489, Newcastle
NSW 2300 Australia
Phone 02 4974 2000
Facsimile 02 4974 2222
Email mail@ncc.nsw.gov.au
www.newcastle.nsw.gov.au

Dear Sir/Madam

Flood Information Certificate No: 2014/19

Property: Lot: 1 DP: 1188877, Lot: 2 DP: 1188877, LOT:
2 DP: 225689

409 Hunter Street Newcastle, 401 Hunter
Street Newcastle, 300 King Street Newcastle

Thank you for your recent enquiry regarding flood behaviour at the above properties. This letter confirms the properties are located in a flood prone area. The pertinent features of the flood behaviour are estimated as follows:

Ocean Flooding

Is any part of the site affected by a floodway?	No
Is any part of the site affected by a flood storage area?	No
Estimated 1% Annual Exceedence Probability event level: (equivalent to the " <i>Defined Flood Level</i> " in the Building Code of Australia)	Not Affected
Highest Property Hazard Category	N/A
Estimated Probable Maximum Flood Level	3.40m AHD
Highest Life Hazard Category	House No. 409&401: L1 (H3) House No. 300: L1 (H2)

Local Catchment Flooding

Is any part of the site affected by a floodway?	No
Is any part of the site affected by a flood storage area?	No
Estimated 1% Annual Exceedence Probability event level: (equivalent to the “ <i>Defined Flood Level</i> ” in the Building Code of Australia)	House No. 409&401: 3.30m AHD House No. 300: 3.38m AHD
Estimated Maximum Flow Velocity of floodwaters (in the “ <i>Defined Flood Event</i> ” as per the Building Code of Australia)	0.92m/s
Highest Property Hazard Category	P2
Estimated Probable Maximum Flood Level	House No. 409&401: 3.58m AHD House No. 300: 3.62m AHD
Highest Life Hazard Category	House No. 409&401: L4 (H3) House No. 300: L2 (H2)

The flood study from which the above information is derived is part of a Newcastle City Wide Floodplain Management Plan. The above advice may change in the future, however the advice is based on the best information held by Council at the time of issue of this certificate.

The above ocean flood level estimates include a sea level rise relative to 1990 mean sea levels of 90cm by 2100, as used in the Newcastle City-wide Floodplain Risk Management Study and Plan (June 2012).

The Newcastle Development Control Plan 2012 addresses the issues of flood management for new development. You can view the development control plan at www.newcastle.nsw.gov.au. In summary, the following requirements apply for all future development applications on the site.

Development in a floodway is not generally allowable due to likely redistribution of flood water.	Not Applicable
Filling of a flood storage area by more than 20% is not generally allowable due to redistribution of flood water.	Not Applicable
Minimum floor level for occupiable rooms in a new development on this site is: (equivalent to the “ <i>Flood Hazard Level</i> ” in the Building Code of Australia)	House No. 409&401: 3.80m AHD House No. 300: 3.88m AHD
Is onsite flood refuge required?	House No. 409&401: Yes House No. 300: No

Council holds no information concerning floor levels of existing structures on the site. Site levels and floor levels should be verified by survey based on the Australian Height Datum.

It is estimated that, during the June 2007 storms, flood waters reached a level of approximately 3.3m AHD in the vicinity of the specified land.

Please note that:

1. No assessment of the lot's suitability for the purposes of making an application for a complying development certificate under the General Housing Code or Rural Housing Code of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, or for a Secondary Dwelling under *State Environmental Planning Policy (Affordable Rental Housing) 2009*, has been made. This type of flood information can also be obtained from Council via a Flood Information Application. There are two services provided by Council relating to Complying Development flood criteria, as follows:
 - a) Identification of lots affected by any of the flood control lot exclusions identified in subclause 3.36C(2) or 3A.38(2) of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. If this information is required, select Box 4. b) (i) on the Flood Information Application form and pay the required fee.
 - b) An assessment of a proposal for development of the lot for compliance with the requirements of subclause 3.36C(3) or 3A.38(3) of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. If this information is required, select Box 4. b) (ii) on the Flood Information Application form, submit plans and other relevant documentation for the proposal and pay the required fee.
2. The information contained in this certificate may alter in the future. The applicant should at all times ensure the currency of this information.

Should you require any further clarification please contact A Peddie on 4974 2788.



Alastair Peddie MIEAust, CPEng
Senior Development Officer (Engineering)
Development & Building Services