

10/12/2024

Our Ref: N27790

## **PROPOSED RESIDENTIAL DEVELOPMENT NO. 25 MOSS VALE ROAD, BOMADERRY**

### **FLOOD IMPACT ASSESSMENT**

As regards the proposed development at 25 Moss Vale Road, Allen Price & Scarratts prepared a flood impact assessment for the underlying vacant 6 lot subdivision (Shoalhaven City Council development approval reference SF10851).

The flood assessment was undertaken using the detailed flood certificate for the site obtained from Shoalhaven City Council and utilising the Bomaderry Creek Flood Study, assessing the proposed development against Shoalhaven Local Environment Plan (SLEP) Clause 7.3 and Shoalhaven City Council's DCP 2014 Chapter G9, Development on Flood Prone Land.

The flood impact assessment concluded that the parts of the site currently flood prone can be filled so that the developable portions of the site are at or above Councils Flood Planning Level.

Further it is intended that these works be completed prior to or simultaneous with the current residential development on proposed lots 2 to 6 inclusive.

The proposed residential development is consistent with the stated proposed future use of the land in the flood impact assessment. As such the proposed residential development has no flood impact once the works under SF10851 are completed.

Yours faithfully

**Allen Price Pty Ltd**



Mark Klein

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Director