2-32 Junction Street, Forest Lodge, NSW - Flood Impact Assessment

Prepared for Corio Projects

June 2025

Project Number S24129

Version A

OPPORTUNITIES THROUGH EXCELLENCE

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Contents

Document Control				
Revision	Date	Prepared	Reviewed	Approved
A	27/6/2025	N. Bannigan	I. Varga	I. Varga

1. Introduction

BG&E Pty Ltd (BG&E) has been engaged by Corio Projects Pty Ltd to prepare a Flood Risk Impact Assessment for the proposed residential development at 2-32 Junction Street, Forest Lodge, NSW 2037 (the site). This report has been prepared to be lodged for a State Significant Development Approval (SSDA) (ref. SSD-75493483).

The aim of this report is to:

- Support the Development Application for the site by understanding current flood risk and identify potential flood risks to the future development.
- Identify key development constraints regarding flooding.
- Identify and quantify potential flood impacts on adjacent land (if any) in present day and future scenarios; and
- Establish any flood mitigation measures required to minimise flood impacts and flood risk to the development itself and the surrounding area.

1.1 Terminology

The frequency of a flood event is expressed in terms of its Annual Exceedance Probability (AEP); the probability of an event being equalled or exceeded within a year. Smaller magnitude events are described by Exceedances per Year (EY); the average number of times a year in which the event is likely to be equalled or exceeded. Previously flood probabilities have been described by the Average Recurrence Interval (ARI); that is the average time between occurrences equalling or exceeding a given value. Some documents, such as Development Control Plans and Guidelines still refer to the ARI terminology.

For example, a 1% AEP event has a 1% chance (i.e. a 1 in 100 chance) of being equalled or exceeded in any one year and is equivalent to a 100-year Average Recurrence Interval (ARI) event. In the same way, a 5% AEP event is the equivalent of a 20-year ARI event.

1.2 Available data

1.2.1 Existing Flood Model

The proposed development is located within the Johnstons Creek catchment. City of Sydney Council has completed the 'Johnstons Creek Catchment Floodplain Risk Management Plan' (WMAwater, September 2015) to manage flood risk within this catchment. The flood impact assessment presented herein has utilised the updated flood model provided by City of Sydney.

The Johnstons Creek flood modelling considered events from the 20% AEP to PMF, as well as a range of climate change sea level rise and increased rainfall intensity scenarios. Johnstons Creek is characterised by having a flash-flood type response. The study determined the 120-minute storm duration to be critical across the Johnstons Creek catchment for the range of design events investigated, except for the PMF, where the 3-hour storm duration was identified as critical.

1.2.2 Design inputs

The preparation of this Flood Impact Risk Assessment has utilised the following information:

- Johnstons Creek TUFLOW Model
- City of Sydney Council - Interim Floodplain Management Policy (May 2014)
- City of Sydney Site-Specific Development Control Plan (DCP) (2012)
- WMK Architectural Drawings (May 2025)
- Land Partners Built Environment Consultants Survey (January 2015)
- Forest Lodge Integrated Seniors Living SEARs (September 2024)
- NSW Flood Risk Management Manual (2023) – Flood Impact and Risk Assessment Guideline – LU01

2. Site Summary

The subject site is located at 2-32 Junction Street, Forest Lodge within the City of Sydney Council's local government area (LGA). The proposed site is composed of eight lots across three street addresses (refer to Table 2-1) which cover a total area of approximately 4,830m^2 as shown in Figure 2-1. The site is bounded by Junction St to the East, residential houses along the North, North-West and South, and a park along the South-western region.

The site contains a building approximately in the middle region of the site including a shed. The remainder of the site is covered by carparking places. There is a single driveway providing access to the site along Junction St in conjunction with an existing footpath traversing along the frontage of the site.

Table 2-1 – Subject site identification

Street Address	Legal Description
2-11 Junction Street, Forest Lodge	Lot A DP 439209
	Lot B DP 439209
	Lot C DP 439209
	Lot 1 DP 1092420
12 Junction Street, Forest Lodge	Lot 1 DP 1035720
18-32 Junction Street, Forest Lodge	Lot 1 DP 613650
	Lot 1 DP 584394
	Lot B DP 87371

Figure 2-1 - Site location (Aerial Imagery: Nearmap)

2.1.1 Access

The site is currently accessed via Junction Street, for both pedestrians and vehicles.

2.1.2 Watercourses

Orphan School Creek, located to the northwest of the site, drains into Johnstons Creek (Figure 2-2), which ultimately discharges into Johnstons Bay. Stormwater runoff from the area is primarily conveyed through an underground pit and pipe stormwater network. However, during heavy rainfall events that exceed the system's capacity, excess stormwater flows overland along local roads. This overland flow, along with the subsurface drainage, is directed toward Johnstons Creek and eventually reaches Johnstons Bay.

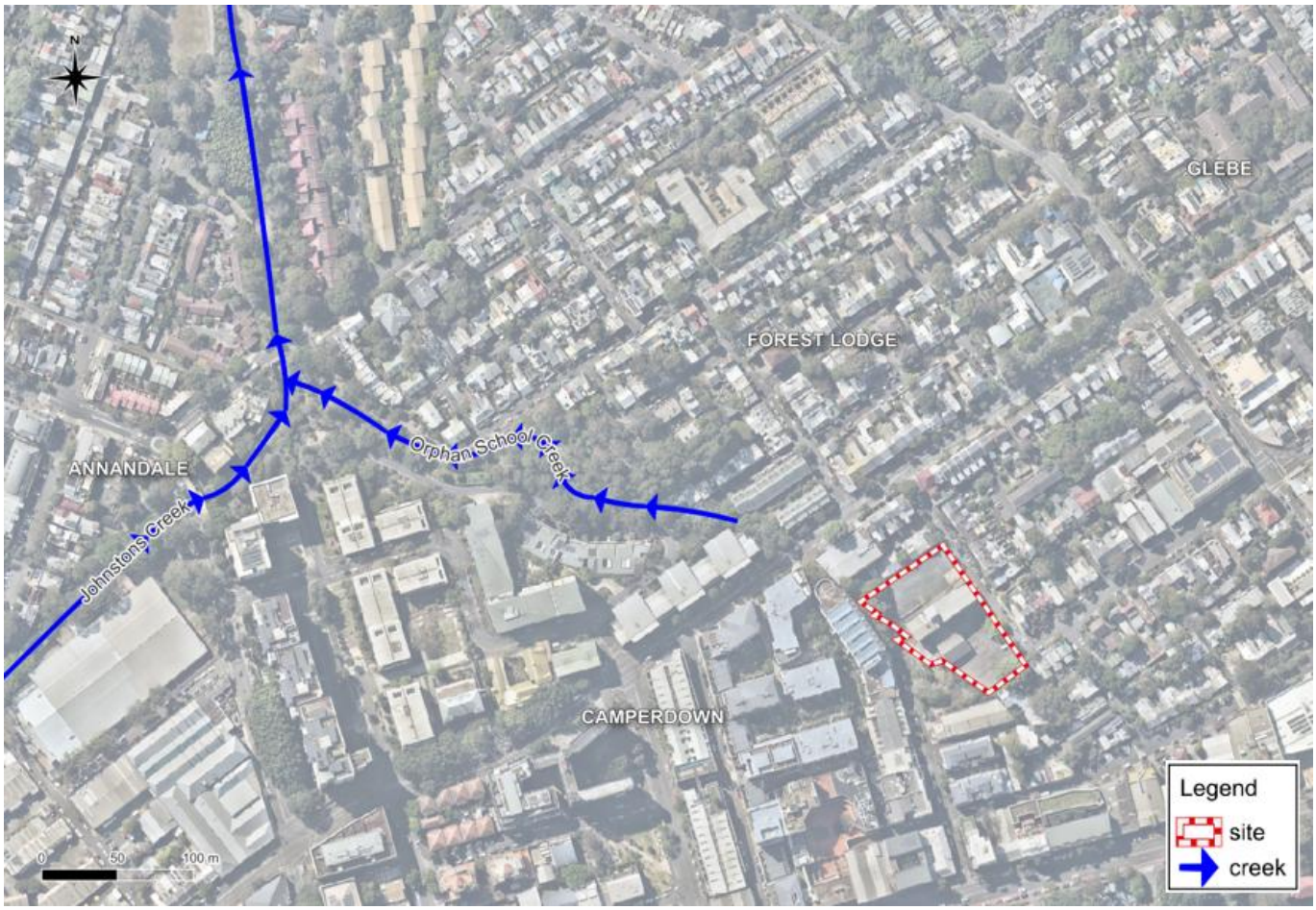

Figure 2-2 – Location context (Aerial Imagery: Nearmap)

3. Existing Flood Behaviour

3.1 Flood behaviour

During heavy rainfall events, St Johns Road and Larkin Street function as overland flow paths, directing stormwater runoff onto the site. When stormwater runoff exceeds top of kerb on St Johns Road and Larkin Street, runoff enters the site from the northeastern and western side and pools across the entirety of the site. As the site is situated at a low point within the surrounding topography, water accumulates and is unable to effectively drain away. This leads to excessive pooling and increased flood depths on the site, as illustrated in (Figure 3-1).

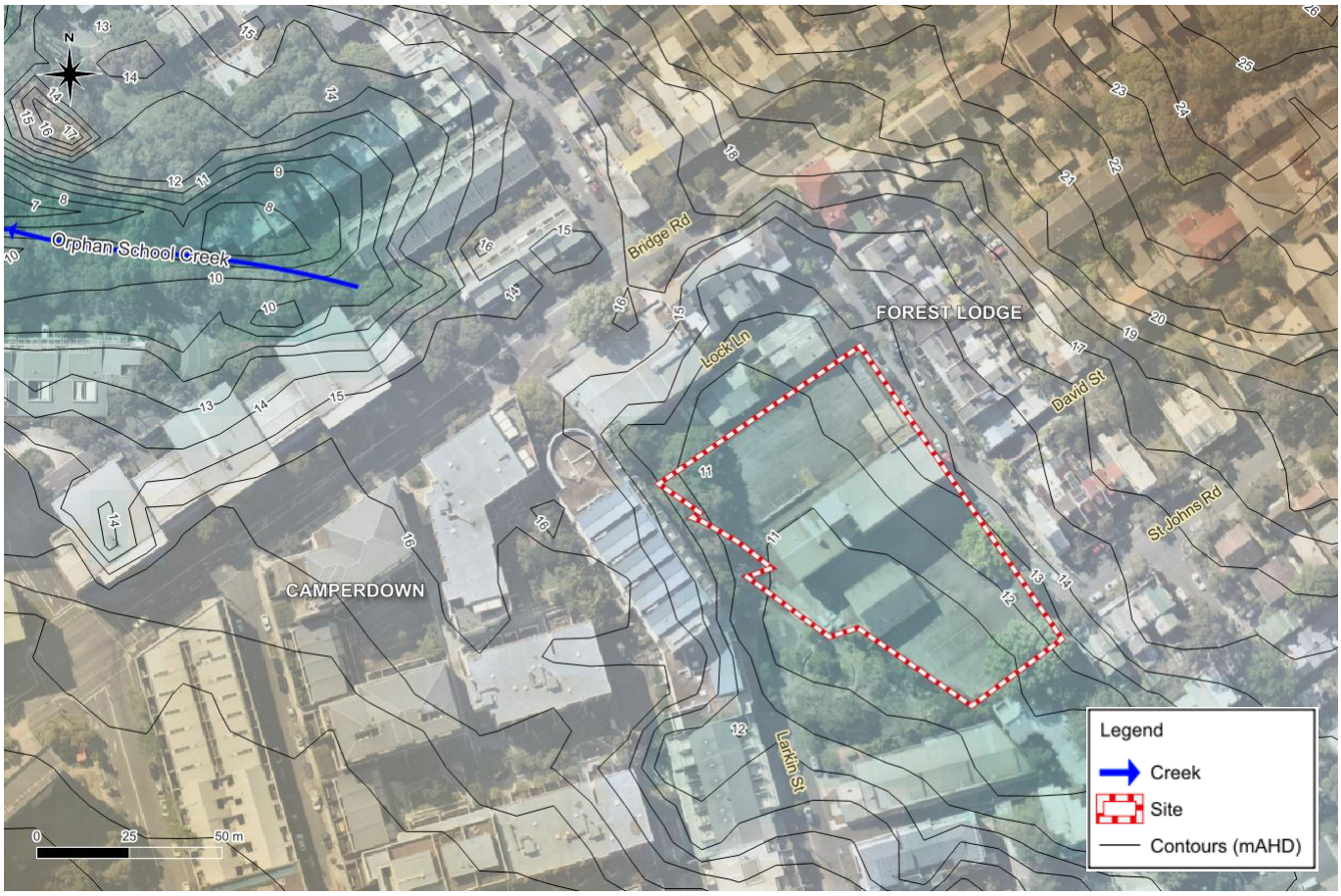

Figure 3-1: Existing Site Contours

Figure 3-2 presents the velocity vectors and flood depth maps for the 1% AEP event, illustrating significant water pooling across the site. During this event, flood depths across much of the site exceed 1 metre, with localized peaks reaching over 3.5 metres. Peak flow velocities along Larkin Street and St Johns Road exceed 2 m/s and can reach up to 4 m/s. Even in more frequent storm events, such as the 20% AEP event, flood depths on the site still exceed 1 metre, with peaks up to 2 metres, while flow velocities along Larkin Street and St Johns Road continue to exceed 2 m/s. These conditions highlight the site's vulnerability to both frequent and extreme flood events.

Figure 3-2: Peak Flood Depths and Velocity Vectors for 1% AEP Flood Event

City of Sydney Interim (CoS) Floodplain Management Policy (IFMP) states that mainstream flooding occurs where the local drainage flooding criteria cannot be satisfied. The local drainage flooding is defined as occurring when:

- *The maximum cross-sectional depth of flooding in the local overland flow path through and upstream of the site is less than 0.25m for the 1% AEP flood; and*
- *The development is at least 0.5m above the 1% AEP flood level at the nearest downstream trapped low point; and*
- *The development does not adjoin the nearest upstream trapped low point; and*
- *Blockage of an upstream trapped low point is unlikely to increase the depth of flow past the property to greater than 0.25m in the 1% AEP flood.*

Because the cross-sectional depth of flooding in the local overland flow path through and upstream of the site is greater than 0.25m, the site is affected by mainstream flooding.

Flood maps for the storm events investigated, under existing conditions, are displayed in Appendix A Figures 1 to 9. The flood levels across the site scale significantly between the 20% AEP (12.21mAHD) and 0.2% AEP (14.39mAHD) events due to the relatively large contributing catchment area draining towards the site.

3.2 Flood hazard

The existing flood hazard across the site during the 1% (AEP) event (Figure 3-3 and Appendix A Figure 23) is classified as H3, in accordance with the Australian Disaster Resilience Handbook 7 – *Managing the Floodplain* (AIDR, 2017).

Figure 3-3: Existing Flood Hazard 1% AEP Flood Event

An H3 hazard level indicates conditions that are unsafe for vehicles, children, and the elderly, with flood depths exceeding 3 metres in some areas and flow velocities surpassing 2 m/s. While the flood hazard level remains at H3 between the 1% AEP and the PMF events, the spatial extent of the H3 hazard significantly increases. During a PMF event, all access roads surrounding the site are affected by H3-level flooding, rendering the site inaccessible by vehicle during extreme flood conditions. Overall, the existing flood hazard in the vicinity of the site is considered moderate, but can effectively be managed by providing finished floor levels in accordance with the site-specific DCP conditions and flood emergency response plans.

4. Post-Development Flood Risk Assessment

4.1 Proposed Development

The proposed development at 2–32 Junction Street, Forest Lodge, includes senior independent living units and larger apartments across six levels, along with a lower-level loading dock. Vehicle access will be via a driveway on the northeastern side of the site, connecting to ground and lower ground level carparks.

The development includes:

- Earthworks involving cut and fill;
- Augmentation of existing services and infrastructure such as water, power, and sewer;
- Construction of car parking comprising 79 car parking spaces on Lower Ground Floor and Ground Floor;
- Construction of a 5-storey building containing a Residential Aged Care Facility (RACF) and Independent Living Units (ILUs), including:
    - 71 Independent Living Units. Including 4 one-bedroom units, 43 two-bedroom units and 24 three-bedroom units, split across Levels G - 5;
    - Residential Care Units comprising 12 beds, located on Level 1;
    - staff administration areas;
    - amenities including cinema, hair salon, café, courtyard, and multipurpose space;
- Construction of publicly accessible open space located at the rear of the building and expanding on the existing Larkin Street Reserve;
- Construction of a paved accessway along the north boundary of the site;
- Construction of a dedicated pedestrian laneway along the south boundary of the site; and
- Provision of associated landscaping.

4.1.1 Consideration of overland flows in design

The proposed development has been designed to maintain existing flood storage capacity and avoid obstructing the natural passage of floodwaters. To minimise impacts on flood behaviour and prevent off-site increases in flood levels, the lower ground level carpark will function as a flood storage area.

To facilitate this, the carpark's perimeter - excluding the Junction Street frontage - will be enclosed with permeable architectural screening. This allows floodwaters to enter and exit the carpark freely during flood events. The screening will be constructed from high-quality materials and finishes and will be designed to address both acoustic impacts and headlight glare as per Section 6.3.12.5 of the City of Sydney DCP.

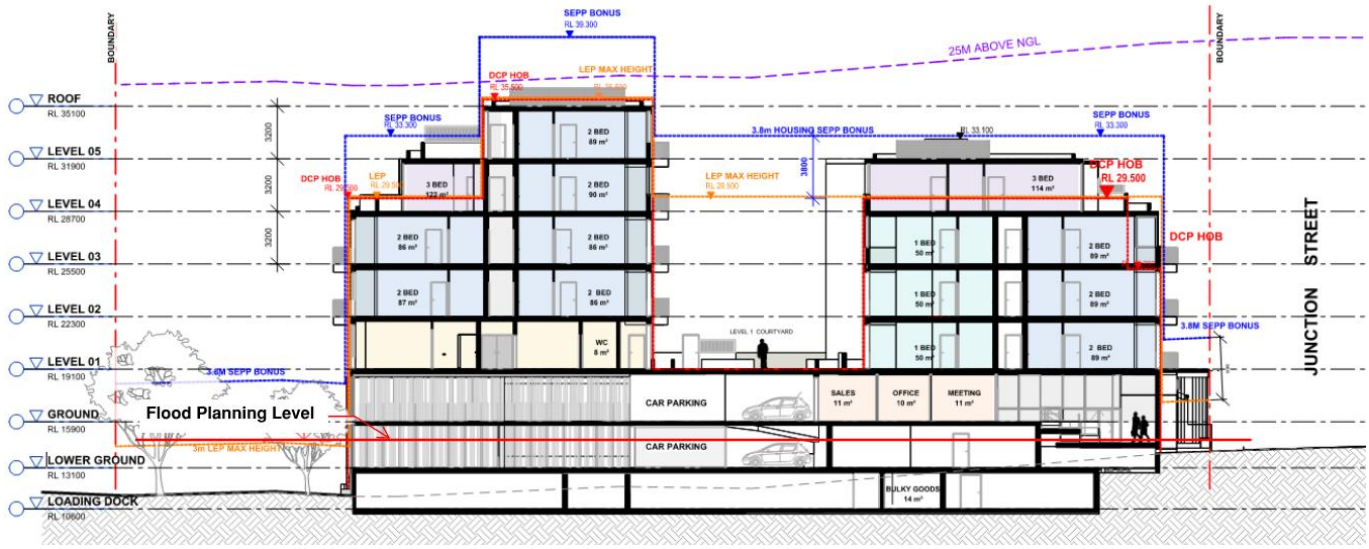

Figure 4-1: Proposed Carpark Flood Storage

4.2 Proposed development modelling

The proposed development layout has been incorporated into the hydraulic model as an impermeable feature, considering the proposed finished floor levels (refer to Appendix B). This modelling approach is standard practice to represent the hydraulic obstruction posed by future buildings.

As part of the flood mitigation strategy, upgrades to the stormwater network are proposed to help redirect runoff away from the site (Figure 4-2), connecting to the existing network located to the west, which ultimately drains into Johnstons Creek. An updated site survey was also used to inform the model, with certain areas adjusted to ensure the movement of water is being facilitated along the correct paths.

Figure 4-2: Updated TUFLOW Pipe Network

A range of flood events were modelled, including the PMF, 0.2%, 1%, 2%, 5%, 10%, and 20% AEP scenarios, along with climate change conditions. The modelling results are detailed in the following section.

4.3 Flood impact assessment

4.3.1 Changes to flood levels

Changes to peak design flood levels resulting from the proposed development are illustrated in Appendix A, Figures 55 to 63. The modelling shows negligible changes to flood levels during the rare and extreme flood events (0.2% AEP and PMF).

Across the site, flood levels are reduced by approximately 10-40 mm during in a 1% AEP event in the design case. A brick building located at the car park will be demolished as part of the proposed development, which results in additional flood storage for the site in the future case. Modelling confirms that any relative increases in flood levels remain contained within the site and do not impact adjacent properties.

4.3.2 Changes to flood hazard

Post-development flood hazard is displayed in Appendix A Figures 46 to 54. The proposed development results in negligible change to existing flood hazard conditions along adjacent roads and nearby properties for all modelled flood events. Minor changes to the extent of hazard level H1 to H3 are kept contained within the site and are have no adverse effect on adjacent roads and properties.

4.3.3 Changes to flood velocity

Existing flood velocities for a range of flood events are presented in Appendix A, Figures 10 to 18, while post-development velocity conditions are shown in Figures 37 to 45.

For the 1% AEP event, both existing and post-development modelling indicate that peak flood velocities along St Johns Road and Larkin Street are generally below 3 m/s, with some localised areas experiencing velocities exceeding 4.5 m/s. Even during more frequent events, such as the 20% AEP, flood velocities along these streets exceed 2 m/s. However, these higher velocities are mostly confined to the street gutters, with flow through the central parts of the roadway generally remaining below 2 m/s. These velocities are expected given the current grade of the road. In moderate rainfall events, surface runoff from St. Johns Road that bypasses road drainage structures (i.e. inlet pits) will enter the site, as currently occurs, to maintain existing flood behaviour outside the site. Once runoff enters the site, it will be conveyed overland towards the existing pit/pipe network that ultimately drains towards Orphan School Creek.

4.3.4 Climate change assessment

Climate change has been modelled in accordance with the Flood Study. These included 10%, 20% and 30% increases in rainfall intensity for the 1% AEP flood event. Flood risk to the site does not increase by future changes on sea level rise due to its relative high elevation in the floodplain.

Flood modelling results indicate that in a 30% rainfall intensity increase scenario, peak flood levels at the front of the site (Junction Street) are estimated to be 14.52 mAHD. In a in a 10% rainfall intensity increase scenario flooding peaks at 14.26 mAHD. This is below the FFL of 15.9 for the site, which indicates the site is future proofed for future 1% AEP climate chance .

4.4 Flood risk management

4.4.1 PMF Flood Risk

Finished floor levels for the proposed development are above key flood thresholds, with a Finished Floor Level (FFL) of 15.9 m, exceeding both the 1% AEP (14.25 m) and 0.2% AEP (14.39 m) flood levels, thereby complying with flood planning requirements including freeboard allowances. The development includes flood mitigation measures, such as floodwater storage in the carpark, and modelling indicates a net reduction in flood levels (between 10-40 mm in the 1% AEP event) compared to the existing case.

Given the high level of flood protection and the minimal risk to life coupled with a suitable flood emergency response plan, PMF flood risk to people within the building can be mitigated. The development aligns with City of Sydney flood policy, which encourages a merit-based approach - especially for heritage sites like this one which is listed as an SSDA.

4.4.2 Car park flood protection and vehicle access

No below ground level basement is proposed. The site has been designed with an open plan car park beneath the main building. The CoS site specific DCP states: "*The floor of the under-croft car park must be suspended to allow flood inundation beneath so that flood storage is equivalent to or greater than existing conditions.*" In this case, because the carpark is designed to provide flood storage, rather than exclude floodwaters, basement entry levels do not need to meet the standard flood planning level. Instead, the focus is on maintaining or improving on-site flood storage capacity. The floor level of the suspended car park is 13.10 mAHD, which is above the 5% AEP flood level of 12.96 mAHD. Car parking access is provided via Junction Street to meet Site-specific DCP requirements.

Access to the loading dock is provided via Larkin Street. Despite DCP requirements prohibiting vehicle access via Larkin Street, access from Junction Street is constrained due to the following reasons:

- Access from Junction Street is significantly constrained for the types of vehicles expected to service the development, including medium rigid vehicles (MRVs) such as garbage trucks and maintenance vehicles. These constraints include:
    - Narrow road width: Junction Street has a carriageway width of approximately 6 metres, which is further reduced by on-street parking on both sides. This limits the available turning radii and manoeuvring space for larger vehicles.
    - Turning limitations: There is no right-hand turn permitted from Bridge Road into Junction Street. The alternative left-hand turn is geometrically challenging for MRVs due to the tight turning radius and limited lane width.
    - Safety concerns: Attempting to navigate MRVs through Junction Street increases the risk of conflict with pedestrian and residential traffic, particularly given the constrained road geometry. No right hand turn from Bridge road. The left-hand turn would be challenging for a truck
- Routing service vehicles through Junction Street is not desirable from a traffic and amenity perspective. Junction Street is a quieter, more residential street where the presence of truck traffic would negatively impact local amenity, increase noise, and raise safety concerns for residents and pedestrians. In contrast, Larkin Street is better suited to accommodate occasional service vehicle movements due to its existing land use context and traffic patterns.
- The proposed access via Larkin Street is intended for infrequent use by MRVs, such as garbage collection and periodic maintenance. These vehicles are typically around 8.8 m in length and 2.5 m in width. Their movements will be limited to essential servicing only, thereby minimising any potential impact on traffic flow or local amenity along Larkin Street.
- Allowing access via Larkin Street ensures that service vehicles can enter and exit the site in a forward direction, reducing the need for reversing manoeuvres (with the proposed truck turntable) which pose safety risks. It also supports efficient site operations by minimising disruption to surrounding streets.

Given the infrequent use of the loading dock, the flood risk to vehicular traffic is considered minimal. In the event the loading dock becomes inundated, access by service vehicles will be temporarily restricted. The loading dock is located within a flood storage area rather than a floodway, which significantly reduces the risk of hazardous flow conditions. Consequently, vehicles are not expected to be subject to displacement or instability due to floodwaters. Furthermore, the flood hazard at this location is sufficiently low to allow for safe egress from vehicles by drivers.

4.4.3 Flood Planning levels

Post-development flood levels are presented at key locations within the proposed development and compared against finished floor levels (Table 4-1). Key locations are displayed in Figure 4-3.

CoS IFMP stipulates the flood planning level for habitable rooms in residential developments as the "*greater between 1% AEP plus 0.5 m or twice the depth of flow with a minimum of 0.3 m above surrounding surface if the depth of flow in the 1% AEP is less than 0.25 m*." The 1% AEP plus 0.5 m is greater than 0.30 m or twice depth of flow. As such, it was adopted herein.

The proposed development is expected to house able-bodied people and people that may have mobility limitations. CoS IFMP stipulates "*Housing for older people whether Mainstream or local drainage flooding conditions must consider 1% AEP flood level + 0.5 m or the PMF, whichever is the higher." As the ground floor is located below the PMF level, but above the 0.2% AEP flood level (and 1% AEP + 0.5m),*

Table 4-1 – Predicted flood level and finished floor levels at key location along the proposed development

Location	1% AEP level (mAHD)	1% AEP + 0.5m level (mAHD)	PMF level (mAHD)	FFL (mAHD)	Compliant?	Comment
Under croft car park level	14.25 (5% AEP level: 12.96)	14.75	18.48	13.1	Y	Site-specific DCP indicates the under croft car park finished level must be above the 5% AEP flood level
Substation kiosk A	14.25	14.75	18.48	14.8	Y	Critical facilities set above 1% AEP + 0.5m
Substation kiosk B	14.25	14.75	18.48	14.8	Y	Critical facilities set above 1% AEP + 0.5m
Main entrance	14.25	14.75	18.48	15.9	Y	For habitable rooms: 1% AEP + 500mm freeboard or two times the depth of flow with a minimum of 0.3m above the surrounding surface if the depth of flow in the 1% AEP is less than 0.25m. The depth of flow in a 1% AEP is less than 0.15m
Entrance A	14.25	14.75	18.48	14.3	Y	Entrance A leads into a non-habitable area, so the required FFL is only 1% AEP level

Figure 4-3 - Key location along perimeter of proposed development – 1% AEP flood extent

4.5 Evacuation Planning/Flood Emergency Management

In the event of an extreme flood, such as a PMF, the site would become inaccessible by vehicle due to surrounding roads experiencing hazardous flood conditions (H3 flood level). Given the flash flooding nature of these events and the limited warning time, attempting to evacuate could pose greater risks than remaining on site. Therefore, a shelter-in-place strategy is considered the safest option. Additionally, as per Cos DCP site specific requirements, "*permanent signs must be placed in all visible key locations of the under-croft car park advising residents the car park is subject to flooding."*

Since a multi-storey building is proposed, in the event of a PMF residents will be able to access levels within the building which are above the PMF level. A PMF would result in flooding preventing safely egress from the site for up to 10 hours. As the site is subject to flash flooding (approx. rate of rise of 2m/h in a PMF) vertical evacuation is recommended. Evacuation of the site can be safely carried out, if required, during flood events of up to 1 in 500 (0.2% AEP) chance per year.

It is recommended that a requirement for a Flood Emergency Response Plan be prepared prior to occupation certificate issue as mitigation strategy.

5. Planning Considerations

This report has been prepared to consider the NSW Flood Risk Management Manual and NSW Flood Policy, City of Sydney's Interim Floodplain Management Policy (May, 2014), City of Sydney Site-Specific Development Control Plan (DCP) (2012) and the requirements of the SEARS.

5.1 SEARs

Compliance with the SEARs regarding flooding risk is summarised in Table 5-1.

Table 5-1 – Compliance with the SEARs

Requirement	Comment	Report Ref.
Identify the flood planning level as set out in the relevant council LEP or SEPP and identify any: - flood risks on site having regard to adopted flood studies - the potential effects of climate change, and - any relevant provisions of the NSW Flood Risk Management Manual.	The loading bay floor is subject to hazardous overland flows under existing conditions for the range of storm events investigated. Given the site's location, the flood depths across the range of events investigated varies significantly. At-site flood hazard and surrounding areas is considered Moderate (H3 category) In case of flash flooding, the proposed development provides residents and visitors with flood refuge opportunities as finished floor levels are above the 0.2% AEP event level. Evacuation routes for pedestrian are safe up to 0.2% AEP events. The effects of climate change have been assessed as part of this investigation. The results show that the development will not be affected by future increases in rainfall intensity as a result of climate change, and no adverse flood impact are predicted on adjacent property as a result of the proposed development under climate change conditions.	Section 4.3.2 Section 4.4 Appendix A - Figures 46 to 54, 62 and 63
Where the development is occurring on flood prone land a flood impact and risk assessment (FIRA) must be prepared having regard to the Flood Impact and Risk Assessment Guideline - LU01 (FIRA guide). When determining the scope and category of the FIRA the requirements outlined in the FIRA guide must be considered.	The report documents a flood risk and impact assessment based on LU01 guidelines. Maps have been prepared showing design flood levels, changes to design flood levels on adjacent property (afflux) and flood hazard	Sections 4.3.1, 4.3.2, 4.3.3, 4.3.4, 4.4.1, 4.4.2, 4.4.3, and 4.5
Detail any flood risk management measures that are to be incorporated as part of the development having regard to relevant guidelines (including any design solutions, flood modification measures, property modification measures, operational procedures or Flood Emergency Response Plan).	Car park entry level has been set above the 1% AEP flood event. Finished floor level (ground floor) is set above 1% AEP plus 0.5m freeboard. Whilst a shelter-in-place approach is proposed, evacuation by pedestrians can be carried out in events up to the 0.2%AEP safely via Junction Street. To mitigate the risk of inundation on occupants, permanent signs must be placed in all visible key locations of the under-croft car park	Section 4.3.1 Section 4.4 Appendix A – Figures 55 to 63

	advising residents the car park is subject to flooding, as per section 6 of CoS DCP	

5.2 City of Sydney Interim Floodplain Management Policy (May 2014)

Compliance with City of Sydney's Interim Floodplain Management Policy regarding flooding risk is summarised in Table 5-2

Table 5-2 – Compliance with CoS IFMP applicable General Requirements

Development type	Requirement	Comment	Report Ref.
Residential properties	The proposed residential building or dwelling must be free from flooding up to and including the 1% AEP flood and must meet the Flood Planning Level Requirements detailed in Section 5.	Finished floor levels of habitable rooms are designed above 1% AEP plus 0.5m freeboard.	Section 4.4.3 Appendix A – Figure 32
	The proposed residential building or dwelling should not increase the likelihood of flooding on other developments, properties or infrastructure.	The proposed development does not increase design flood levels or likelihood of above-floor flooding on adjacent properties or infrastructure.	Sections 4.3.1 Appendix A – Figures 55 to 63
Car parking	The proposed car park should not increase the risk of vehicle damage by flooding inundation.	To mitigate the risk of increasing flood impact on adjacent properties, CoS site specific DCP requires that the site retains its existing flood storage.	Section 4.4.2
	The proposed garage or car park should not increase the likelihood of flooding on other developments, properties or infrastructure.	The proposed car park does not increase design flood levels or likelihood of above-floor flooding on adjacent properties or infrastructure.	Section 4.4.2 Appendix A – Figures 55 to 63
	The proposed garage or car park must meet the Flood Planning Level Requirements detailed in Section 5	The proposed car park meets the Flood Planning Level Requirements detailed in Section 5.	Section 4.4.2
	Open car parking - The minimum surface level of open space car parking subject to inundation should be designed giving regard to vehicle stability in terms of depths and velocity during inundation by flood waters. Where this is not possible, it shall be demonstrated how the objectives will be met.	Minimum level of the car park is set above 5% AEP level as per site-specific DCP.	Section 4.4.2
Filling of Flood Prone Land	Unless a floodplain risk management plan for the catchment has been adopted, which allows filling to occur, filling for any purpose, including the raising of a building platform in flood-prone areas is not permitted without Council approval. Application for any filling must be supported by a flood assessment report from a suitably	Filling of flood prone land does not occur in this development. The lower parking levels allow for existing flood storage to be maintained Flood modelling results indicate the proposed development does not increase design flood levels or likelihood of above-floor	Section 4.4.2 Appendix A – Figures 55 to 63

Development type	Requirement	Comment	Report Ref.
	qualified engineer which certifies that the filling will not increase flood affectation elsewhere	flooding on adjacent properties or infrastructure. No significant change to existing flood risk occurs as a result of the proposed development	
Consideration of the Impact of Climate Change	For those developments which have a lifespan of more than fifty years the impact due to sea level rise and impacts due to increased rainfall intensities shall be considered.	Site is not affected by sea level rise. The flood level on the site is primarily a result of overland flows.	Appendix A – Figures 55 to 63
	Meet the allowances for sea level rise as recommended in the NSW Government Coastal Planning Guideline: Adopting Sea Level Rise 2010 (recently withdrawn from publication). Specifically, this shall include and allowance of 40cm by 2050 and a 90cm by 2100 from the 2009 Mean Sea Level.	Site is not affected by sea level rise.	N/A
	Where in the opinion of the City the proposed development is of reasonable impact to regional or catchment trunk drainage, the drainage system design shall allow for a minimum of 10% increased rainfall.	Flood modelling indicates that future increases in rainfall intensity result in minimal changes to design flood levels	Appendix A – Figures 55 to 63

5.3 Specific Sites DCP Requirements

Table 6 – Compliance with Specific Sites DCP Section 6.3.12 (2-32 Junction Street, Forest Lodge)

Requirement	Comment
A site-specific flood study consistent with section 3.7 of this DCP and City of Sydney's *Interim Floodplain Management Policy* is to be prepared and submitted with the Development Application.	This document satisfies the requirements
The floor of a new under croft car park must be elevated to the 5% annual exceedance probability.	The lower ground parking level is 13.1 mAHD and the 5% AEP level is 13.0 mAHD, so the requirement is satisfied
The floor of the under croft car park must be suspended to allow flood inundation beneath so that flood storage is equivalent to or greater than existing conditions	Compliant refer to report section 4.1.1
The under croft car park's and flood storage area's walls are to be constructed from permeable architectural screening on all sides except Junction Street to ensure flood waters can flow into and out of the car park. The permeable screening must be of high	Compliant refer to report section 4.1.1

quality materials and finishes and must be designed to manage acoustic and headlight glare impacts.	
The car park and flood storage areas must be screened by mature landscaping at least 2 metres wide in plan.	Compliant refer to Appendix B
A single lane vehicle access point must be located in the north east corner of the site, at Junction Street. Vehicle access from Larkin Street is not permitted.	Compliant refer to section 4.4.2 and Appendix B
Required public open space and setbacks' must include mature screen planting along the entire north west boundary.	Compliant refer to Appendix B
Three pedestrian flood evacuation points must be provided in the under-croft car park, at the northern, central and southern part of the car park to Junction Street. The southern evacuation point must evacuate to the ground floor of the development away from the St Johns Road overland flow path.	Compliant. Refer to evacuation points indicated in architectural drawings presented in Appendix B. Note that shelter in place is proposed and will be detailed in the Flood Emergency Response Plan to be provided prior to occupation certificate.
Permanent signs must be placed in all visible key locations of the under croft car park advising residents the car park is subject to flooding.	Details of signage is not typically provided at SSDA submission. It is recommended that a Flood Emergency Response Plan is provided prior to occupancy certificate is issued.
The overland flow path from St Johns Road to Larkin Street must be maintained.	Compliant refer to Appendix B

6. Conclusions and recommendations

A Flood Impact and Risk Assessment has been completed to ascertain existing flood risk at the site, and manage future flood risk after development completion.

In summary, the proposed development:

- Does not result in changes to design flood levels at surrounding properties for the range of flood events investigated;
- Does not increase flood risk on surrounding properties
- Habitable floor levels are compliant with CoS IFMP requirements
- A flood emergency response plan will be provided at subsequent design stage to effectively managed residual flood risk to building inhabitants under extreme flood events.
- The proposed development is compliant with Flood Risk requirements outlined in the SEARs for this SSD.
- The proposed development is compliant with Flood Risk requirements outlined in the Cos DCP site specific requirements
- Ground floor finished floor levels are above the 1% AEP climate change scenario (30% rainfall increase) which increases flood resilience to the site under future climate conditions.

Appendices

Appendix A - Flood Maps

site

Water Level Contours (m AHD)

Peak Depth (m)

- Less than 0.15
- 0.15 - 0.30
- 0.30 - 0.50
- 0.50 - 1.00
- Greater than 1.00

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

2-32 Junction Street Flood Impact Assessment

Figure 01
20% AEP
Existing Peak Depth and Water Level Contours

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap

site

Water Level Contours (m AHD)

Peak Depth (m)

- Less than 0.15
- 0.15 - 0.30
- 0.30 - 0.50
- 0.50 - 1.00
- Greater than 1.00

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

2-32 Junction Street Flood Impact Assessment

Figure 02
10% AEP
Existing Peak Depth and Water Level Contours

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap

site

Water Level Contours (m AHD)

Peak Depth (m)

- Less than 0.15
- 0.15 - 0.30
- 0.30 - 0.50
- 0.50 - 1.00
- Greater than 1.00

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

2-32 Junction Street Flood Impact Assessment

Figure 03
5% AEP
Existing Peak Depth and Water Level Contours

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap

6243000

GLEBE

FOREST LODGE

CAMPERDOWN

Bridge Rd

Lock Ln

Junction St

David St

Larkin St

site

Water Level Contours (m AHD)

Peak Depth (m)

- Less than 0.15
- 0.15 - 0.30
- 0.30 - 0.50
- 0.50 - 1.00
- Greater than 1.00

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

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2-32 Junction Street Flood Impact Assessment

Figure 04
2% AEP
Existing Peak Depth and Water Level Contours

DATUM GDA94 / MGA zone 56

Aerial Imagery Source: Nearmap

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

6243000

GLEBE

FOREST LODGE

CAMPERDOWN

Bridge Rd

Lock Ln

Junction St

David St

Larkin St

site

Water Level Contours (m AHD)

Peak Depth (m)

- Less than 0.15
- 0.15 - 0.30
- 0.30 - 0.50
- 0.50 - 1.00
- Greater than 1.00

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

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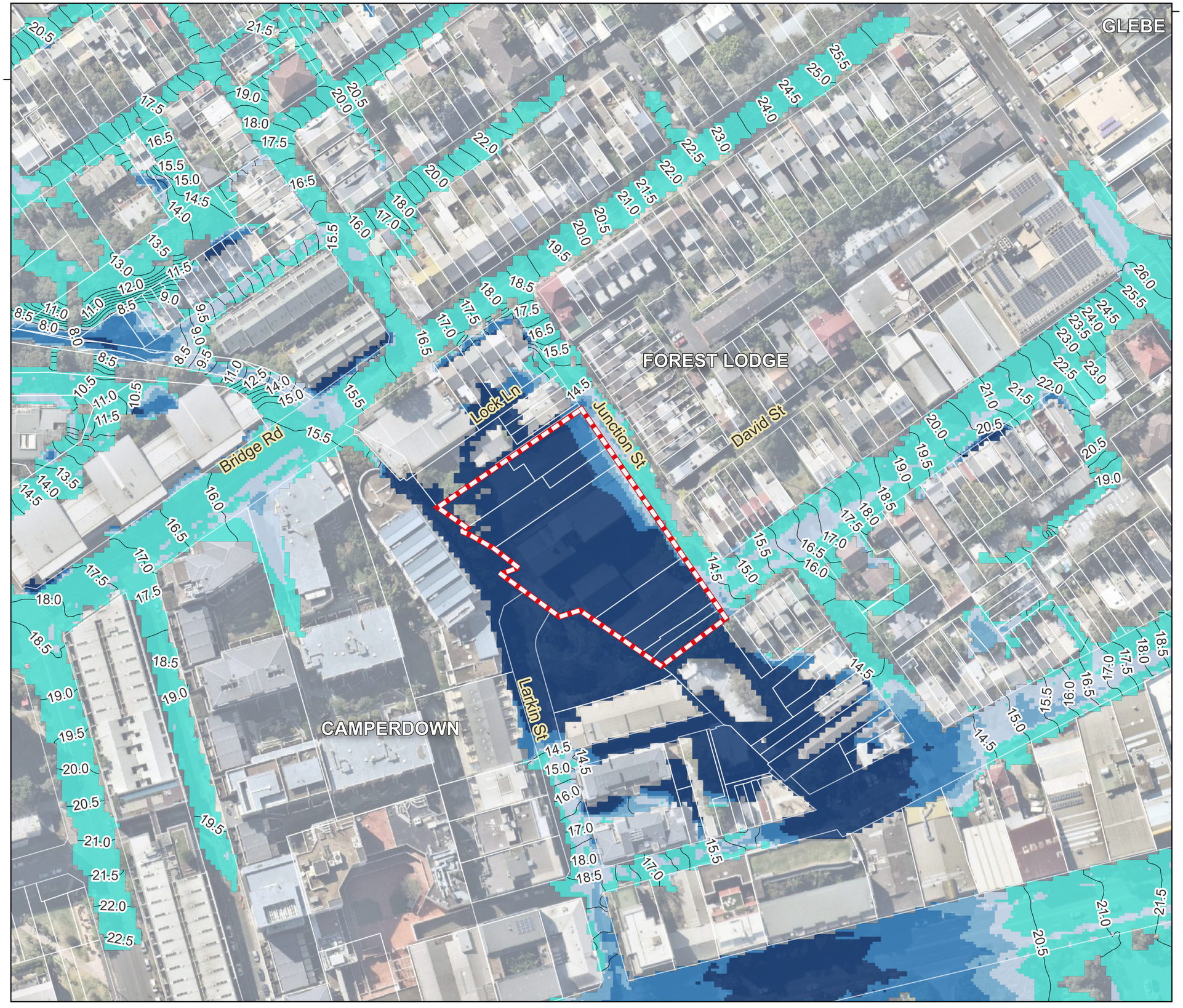
2-32 Junction Street Flood Impact Assessment

Figure 05
1% AEP
Existing Peak Depth and Water Level Contours

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap



site

Water Level Contours (m AHD)

Peak Depth (m)

- Less than 0.15
- 0.15 - 0.30
- 0.30 - 0.50
- 0.50 - 1.00
- Greater than 1.00

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

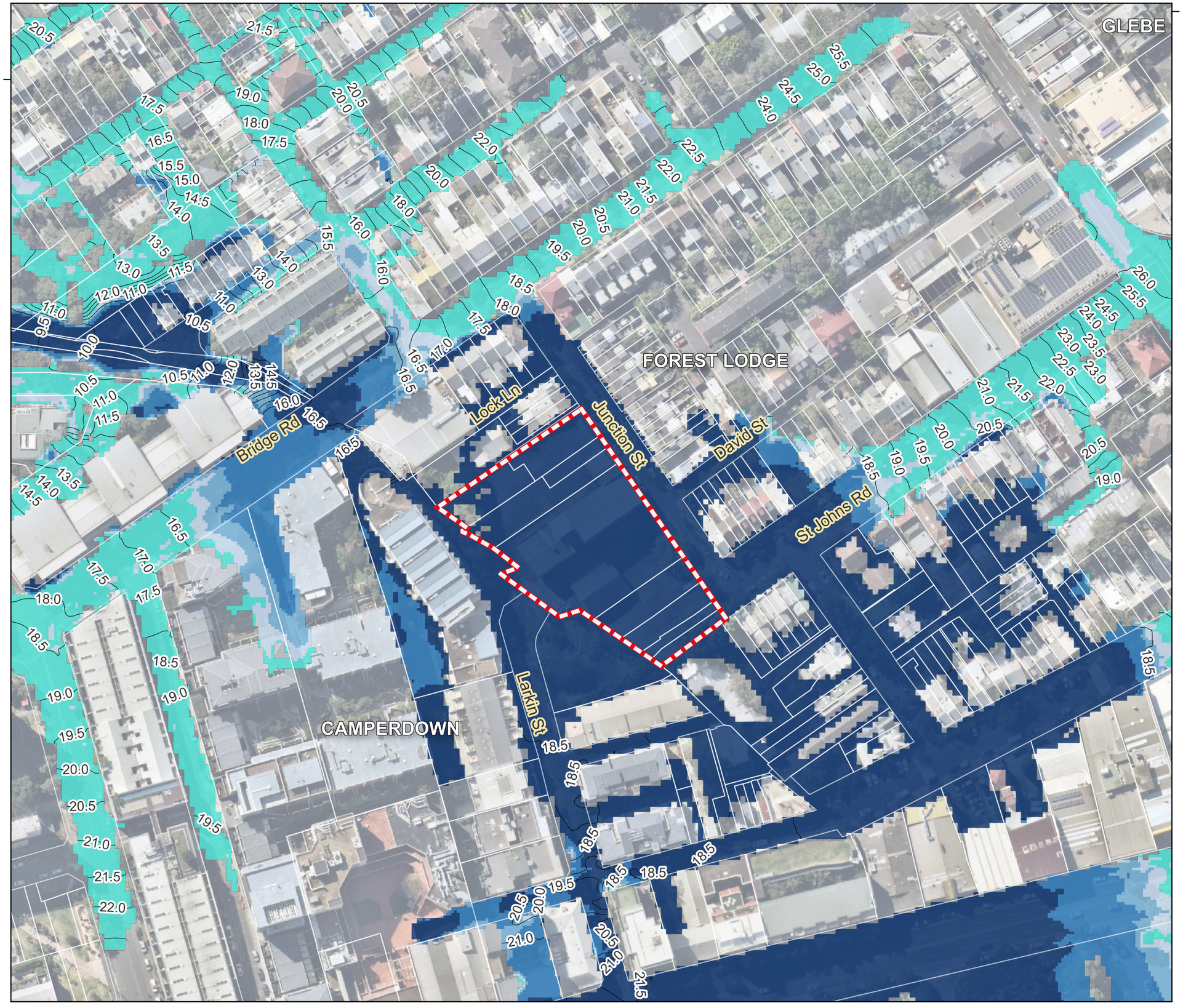
2-32 Junction Street Flood Impact Assessment

Figure 06
0.2% AEP
Existing Peak Depth and Water Level Contours

DATUM GDA94 / MGA zone 56

Aerial Imagery Source: Nearmap

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All



site

Water Level Contours (m AHD)

Peak Depth (m)

- Less than 0.15
- 0.15 - 0.30
- 0.30 - 0.50
- 0.50 - 1.00
- Greater than 1.00

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
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2-32 Junction Street Flood Impact Assessment

Figure 07
PMF
Existing Peak Depth and Water Level Contours

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap

site

Water Level Contours (m AHD)

Peak Depth (m)

- Less than 0.15
- 0.15 - 0.30
- 0.30 - 0.50
- 0.50 - 1.00
- Greater than 1.00

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

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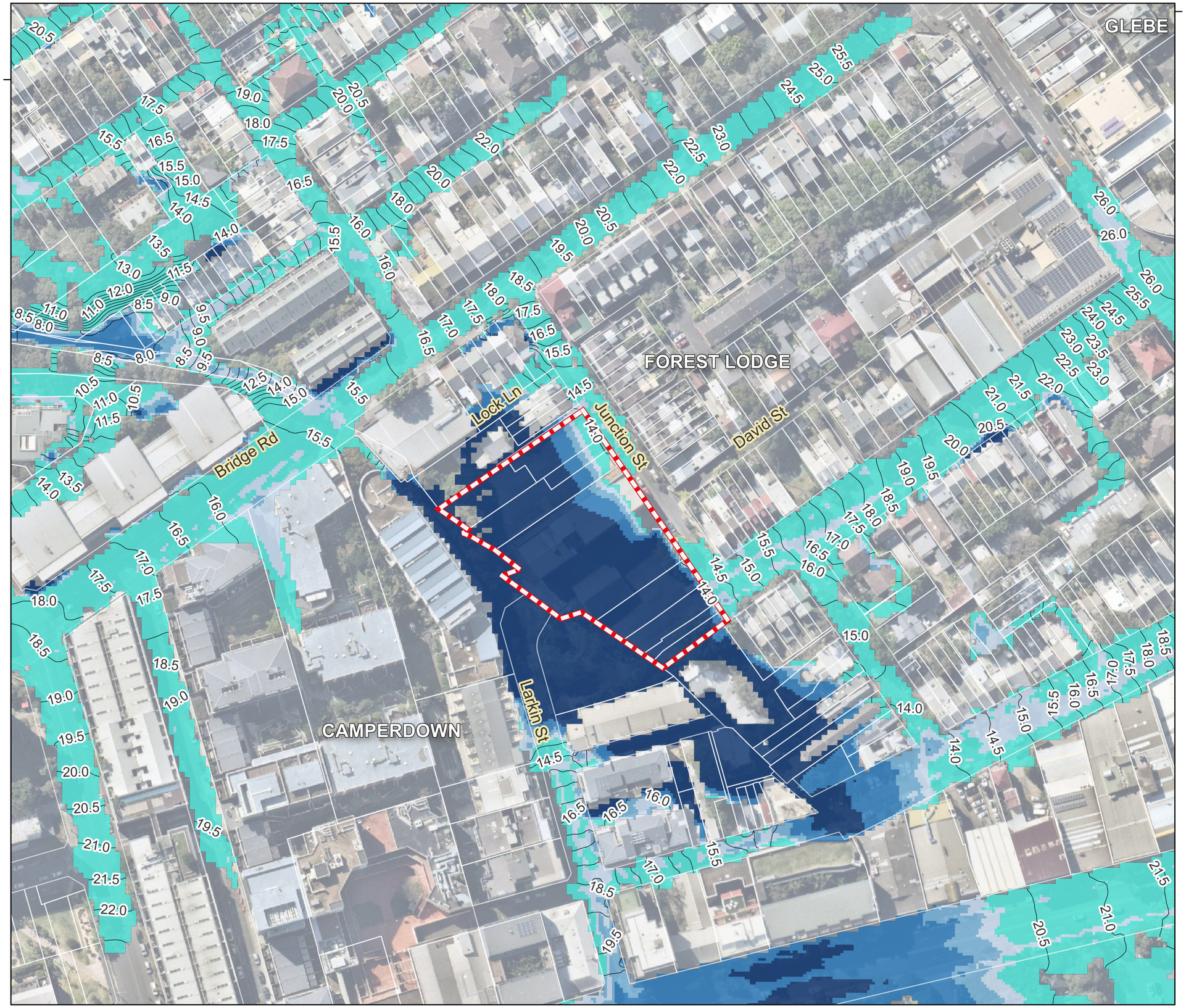
2-32 Junction Street Flood Impact Assessment

Figure 08
1% AEP Sea Level Rise 0.4m
Existing Peak Depth and Water Level Contours

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap



site

Water Level Contours (m AHD)

Peak Depth (m)

- Less than 0.15
- 0.15 - 0.30
- 0.30 - 0.50
- 0.50 - 1.00
- Greater than 1.00

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

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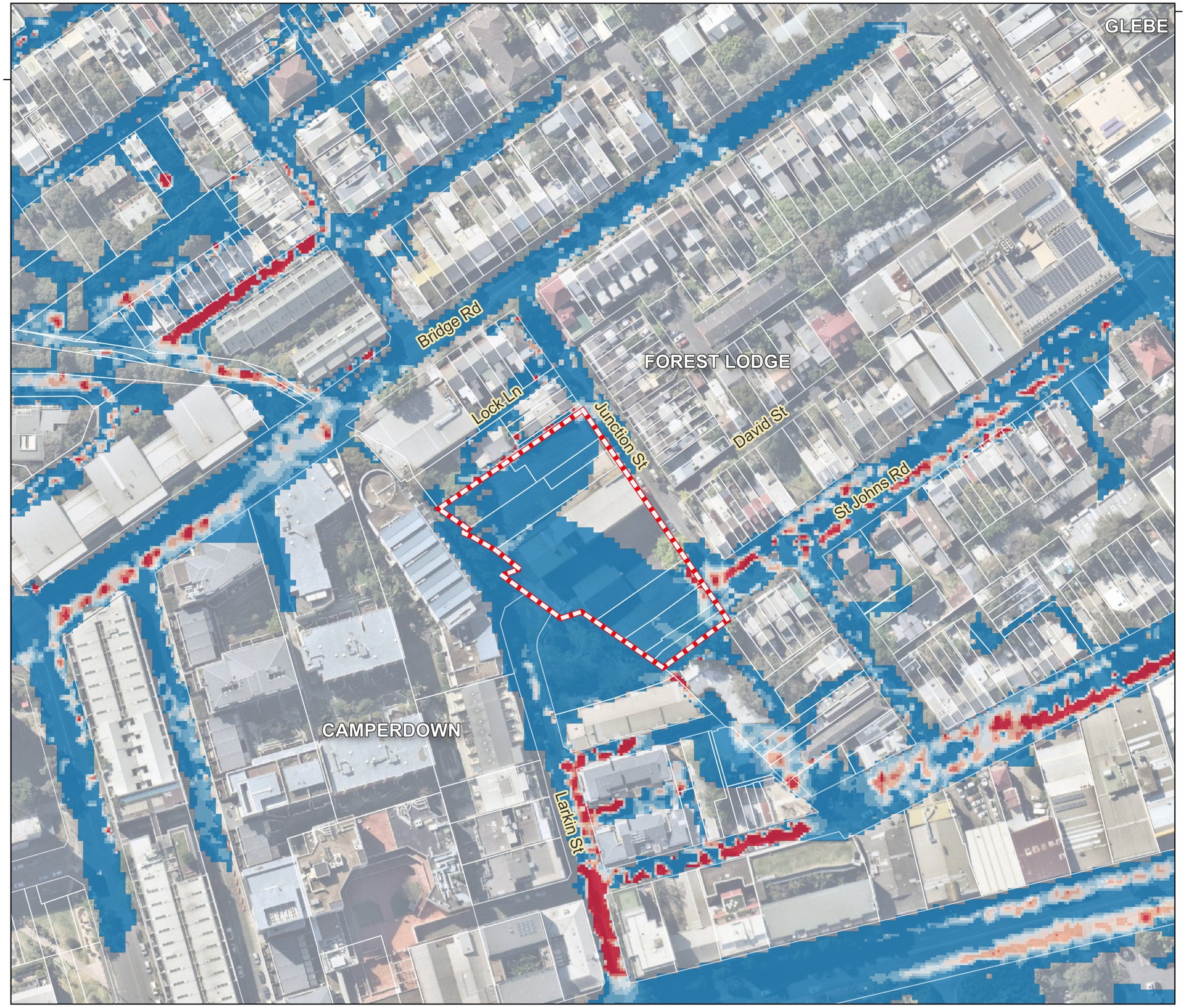
2-32 Junction Street Flood Impact Assessment

Figure 09
1% AEP Sea Level Rise 0.9m
Existing Peak Depth and Water Level Contours

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap



site

Peak Velocity (m/s)

- <= 0.50
- 0.50 - 0.75
- 0.75 - 1.00
- 1.00 - 1.25
- 1.25 - 1.50
- 1.50 - 1.75
- 1.75 - 2.00
- > 2.00

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
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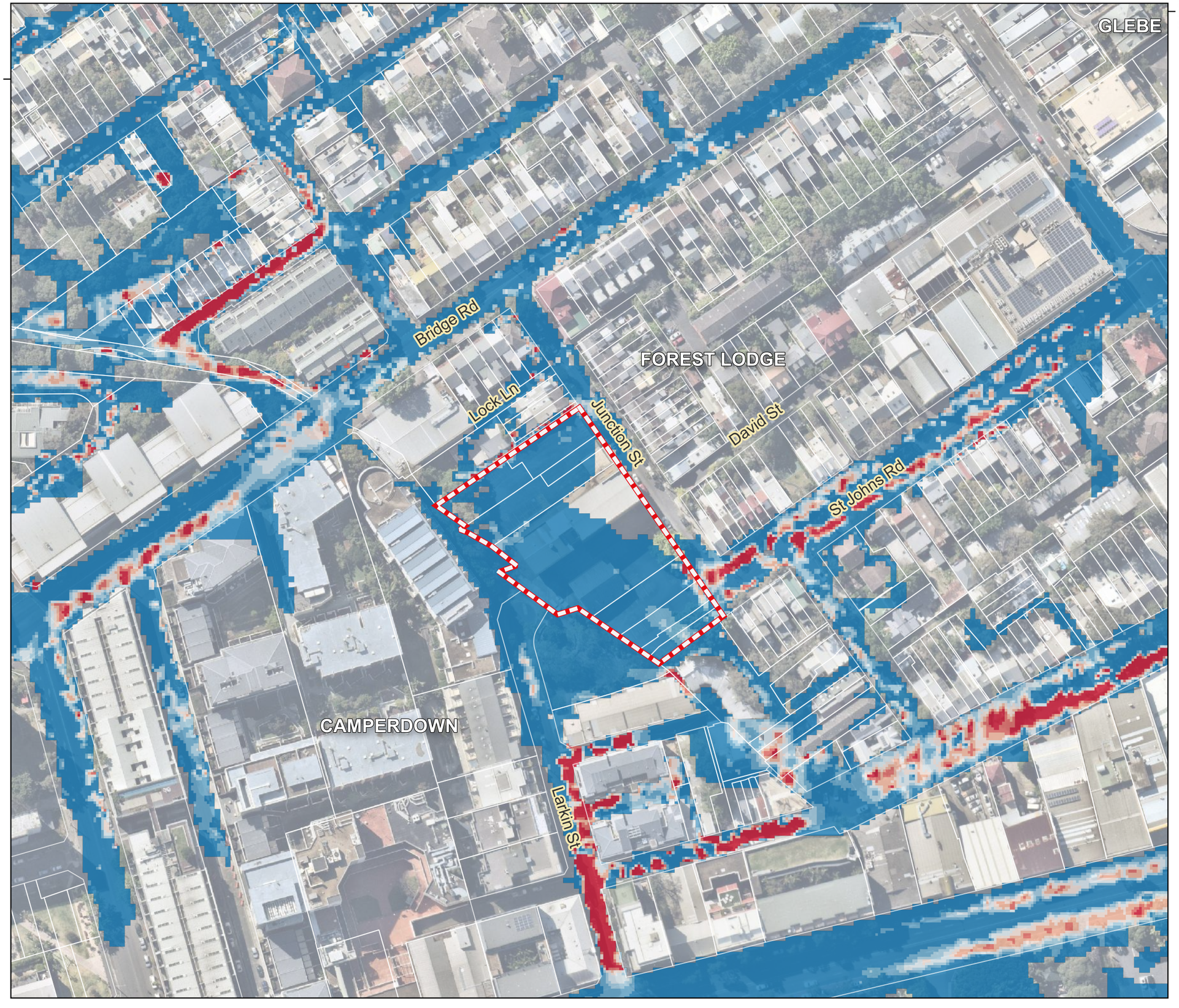
2-32 Junction Street Flood Impact Assessment

Figure 10
20% AEP
Existing Peak Velocity

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap



site

Peak Velocity (m/s)

- <= 0.50
- 0.50 - 0.75
- 0.75 - 1.00
- 1.00 - 1.25
- 1.25 - 1.50
- 1.50 - 1.75
- 1.75 - 2.00
- > 2.00

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
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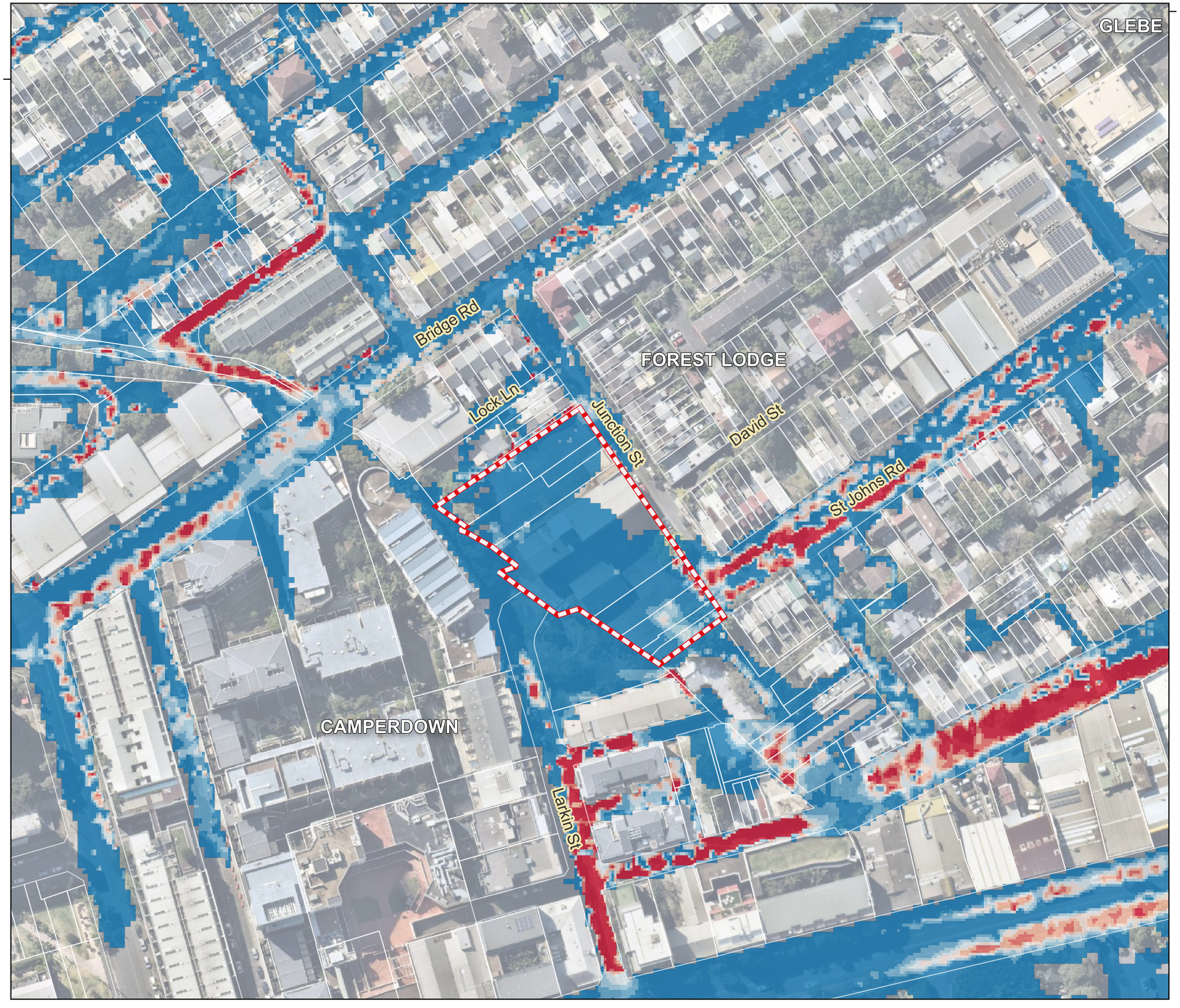
2-32 Junction Street Flood Impact Assessment

Figure 11
10% AEP
Existing Peak Velocity

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap



site

Peak Velocity (m/s)

- <= 0.50
- 0.50 - 0.75
- 0.75 - 1.00
- 1.00 - 1.25
- 1.25 - 1.50
- 1.50 - 1.75
- 1.75 - 2.00
- > 2.00

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
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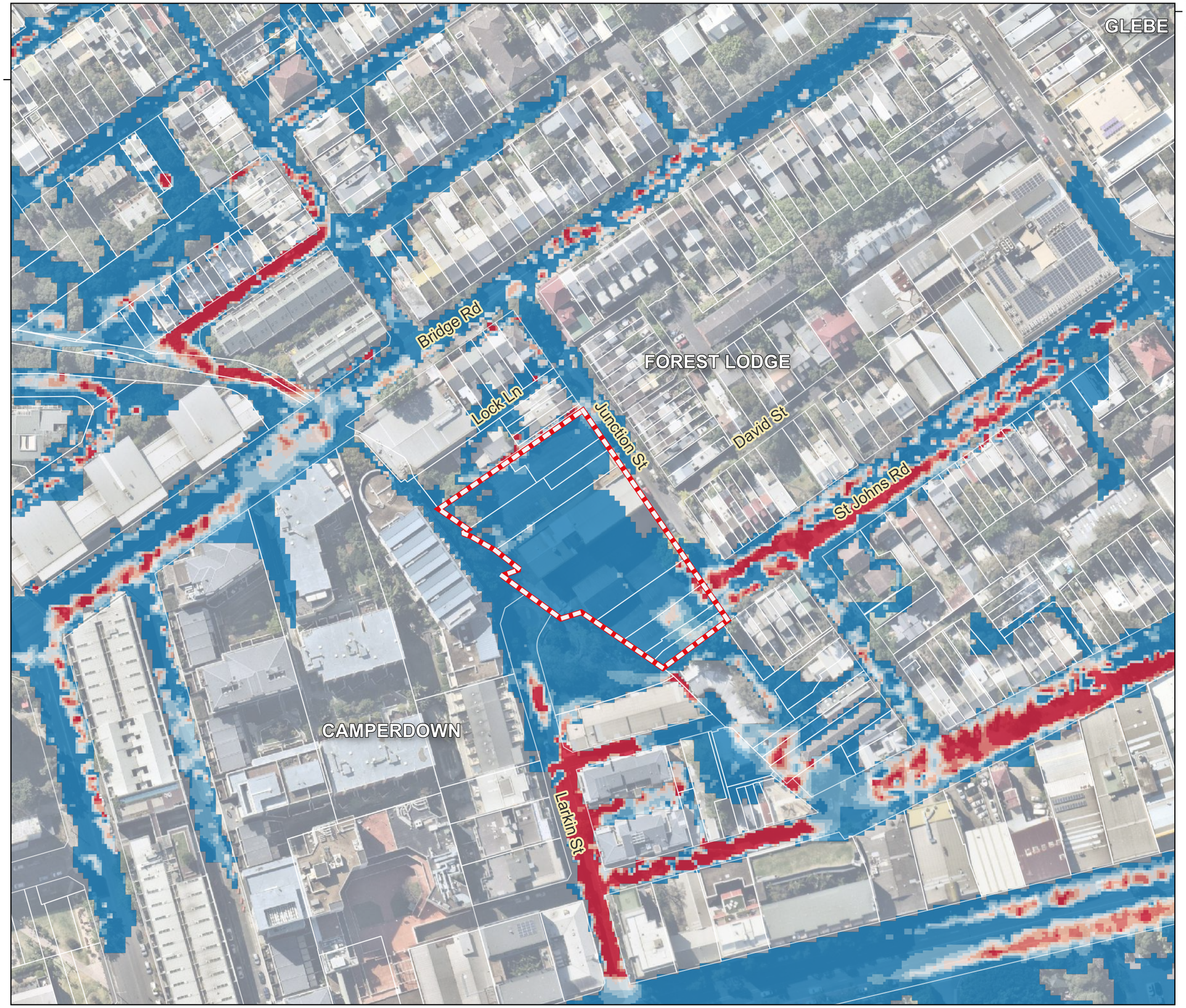
2-32 Junction Street Flood Impact Assessment

Figure 12
5% AEP
Existing Peak Velocity

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap



site

Peak Velocity (m/s)

- <= 0.50
- 0.50 - 0.75
- 0.75 - 1.00
- 1.00 - 1.25
- 1.25 - 1.50
- 1.50 - 1.75
- 1.75 - 2.00
- > 2.00

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

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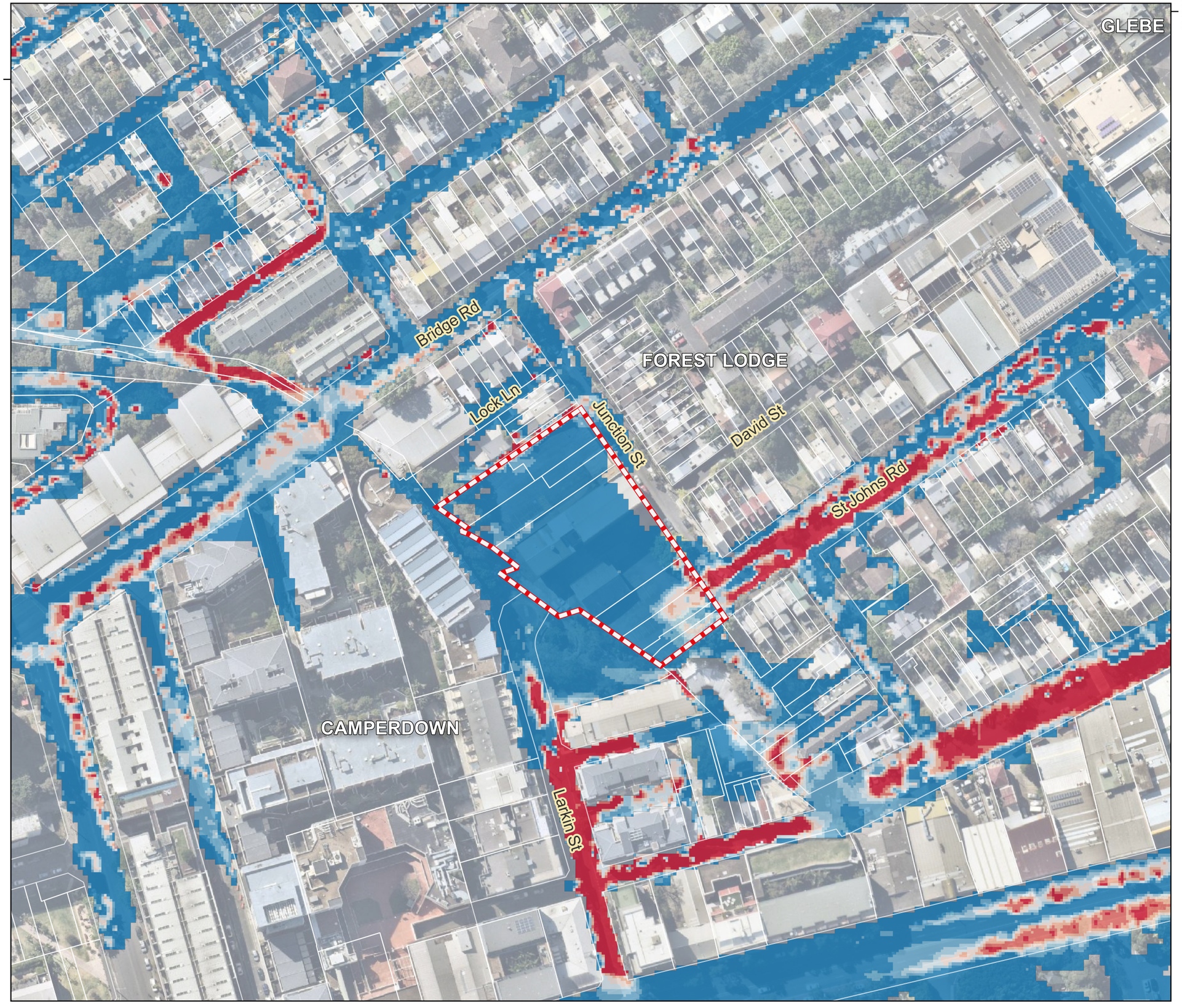
2-32 Junction Street Flood Impact Assessment

Figure 13
2% AEP
Existing Peak Velocity

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap



site

Peak Velocity (m/s)

- <= 0.50
- 0.50 - 0.75
- 0.75 - 1.00
- 1.00 - 1.25
- 1.25 - 1.50
- 1.50 - 1.75
- 1.75 - 2.00
- > 2.00

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

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2-32 Junction Street Flood Impact Assessment

Figure 14
1% AEP
Existing Peak Velocity

DATUM GDA94 / MGA zone 56

Aerial Imagery Source: Nearmap

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

site

Peak Velocity (m/s)

- <= 0.50
- 0.50 - 0.75
- 0.75 - 1.00
- 1.00 - 1.25
- 1.25 - 1.50
- 1.50 - 1.75
- 1.75 - 2.00
- > 2.00

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

2-32 Junction Street Flood Impact Assessment

Figure 15
0.2% AEP
Existing Peak Velocity

DATUM GDA94 / MGA zone 56

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Aerial Imagery Source: Nearmap

site

Peak Velocity (m/s)

- <= 0.50
- 0.50 - 0.75
- 0.75 - 1.00
- 1.00 - 1.25
- 1.25 - 1.50
- 1.50 - 1.75
- 1.75 - 2.00
- > 2.00

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

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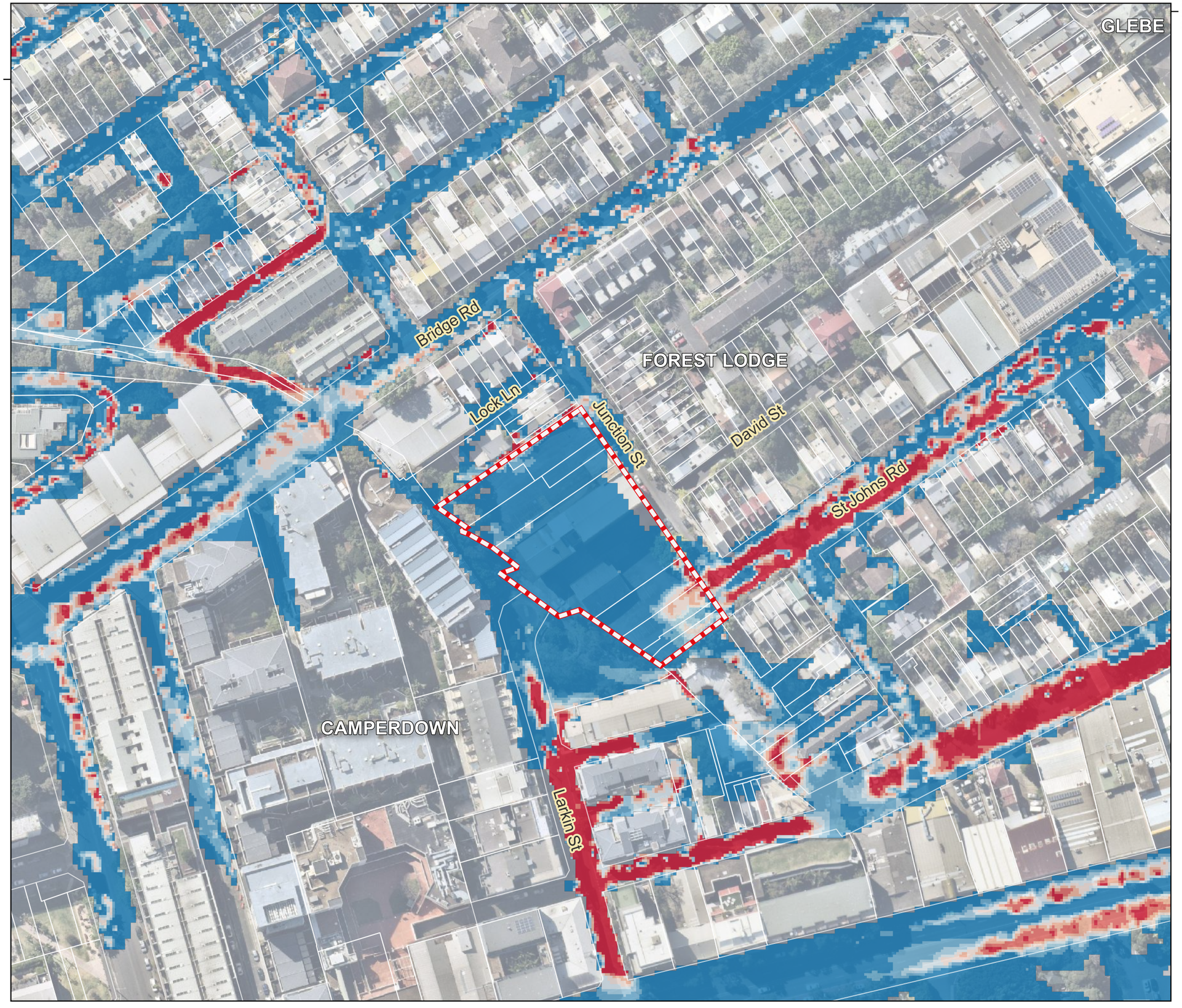
2-32 Junction Street Flood Impact Assessment

Figure 16
PMF
Existing Peak Velocity

DATUM GDA94 / MGA zone 56

Aerial Imagery Source: Nearmap

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All



site

Peak Velocity (m/s)

- <= 0.50
- 0.50 - 0.75
- 0.75 - 1.00
- 1.00 - 1.25
- 1.25 - 1.50
- 1.50 - 1.75
- 1.75 - 2.00
- > 2.00

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

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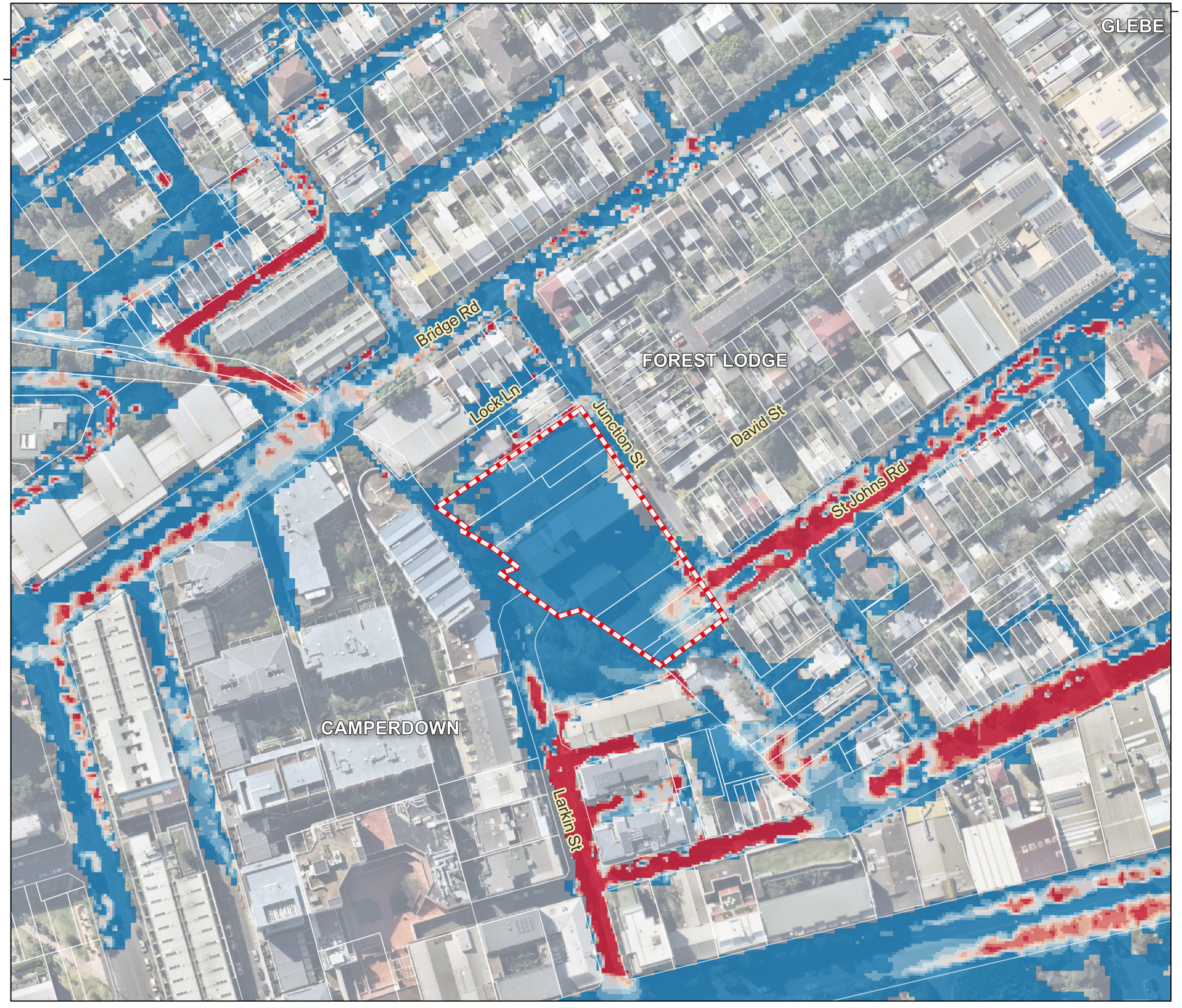
2-32 Junction Street Flood Impact Assessment

Figure 17
1% AEP Sea Level Rise 0.4m
Existing Peak Velocity

DATUM GDA94 / MGA zone 56

Aerial Imagery Source: Nearmap

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All



site

Peak Velocity (m/s)

- <= 0.50
- 0.50 - 0.75
- 0.75 - 1.00
- 1.00 - 1.25
- 1.25 - 1.50
- 1.50 - 1.75
- 1.75 - 2.00
- > 2.00

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

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2-32 Junction Street Flood Impact Assessment

Figure 18
1% AEP Sea Level Rise 0.9m
Existing Peak Velocity

DATUM GDA94 / MGA zone 56

Aerial Imagery Source: Nearmap

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

site

Peak Hazard

- H1 - Generally safe for people, vehicles and buildings
- H2 - Unsafe for small vehicles
- H3 - Unsafe for vehicles, children and the elderly
- H4 - Unsafe for people and vehicles
- H5 - Unsafe for vehicles and people. All buildings vul
- H6 - Unsafe for people and vehices. All buildings type

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

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2-32 Junction Street Flood Impact Assessment

Figure 19
20% AEP
Existing Peak Hazard

DATUM GDA94 / MGA zone 56

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Aerial Imagery Source: Nearmap

site

Peak Hazard

- H1 - Generally safe for people, vehicles and buildings
- H2 - Unsafe for small vehicles
- H3 - Unsafe for vehicles, children and the elderly
- H4 - Unsafe for people and vehicles
- H5 - Unsafe for vehicles and people. All buildings vul
- H6 - Unsafe for people and vehices. All buildings type

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

2-32 Junction Street Flood Impact Assessment

Figure 20
10% AEP
Existing Peak Hazard

DATUM GDA94 / MGA zone 56

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Aerial Imagery Source: Nearmap

site

Peak Hazard

- H1 - Generally safe for people, vehicles and buildings
- H2 - Unsafe for small vehicles
- H3 - Unsafe for vehicles, children and the elderly
- H4 - Unsafe for people and vehicles
- H5 - Unsafe for vehicles and people. All buildings vul
- H6 - Unsafe for people and vehices. All buildings type

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

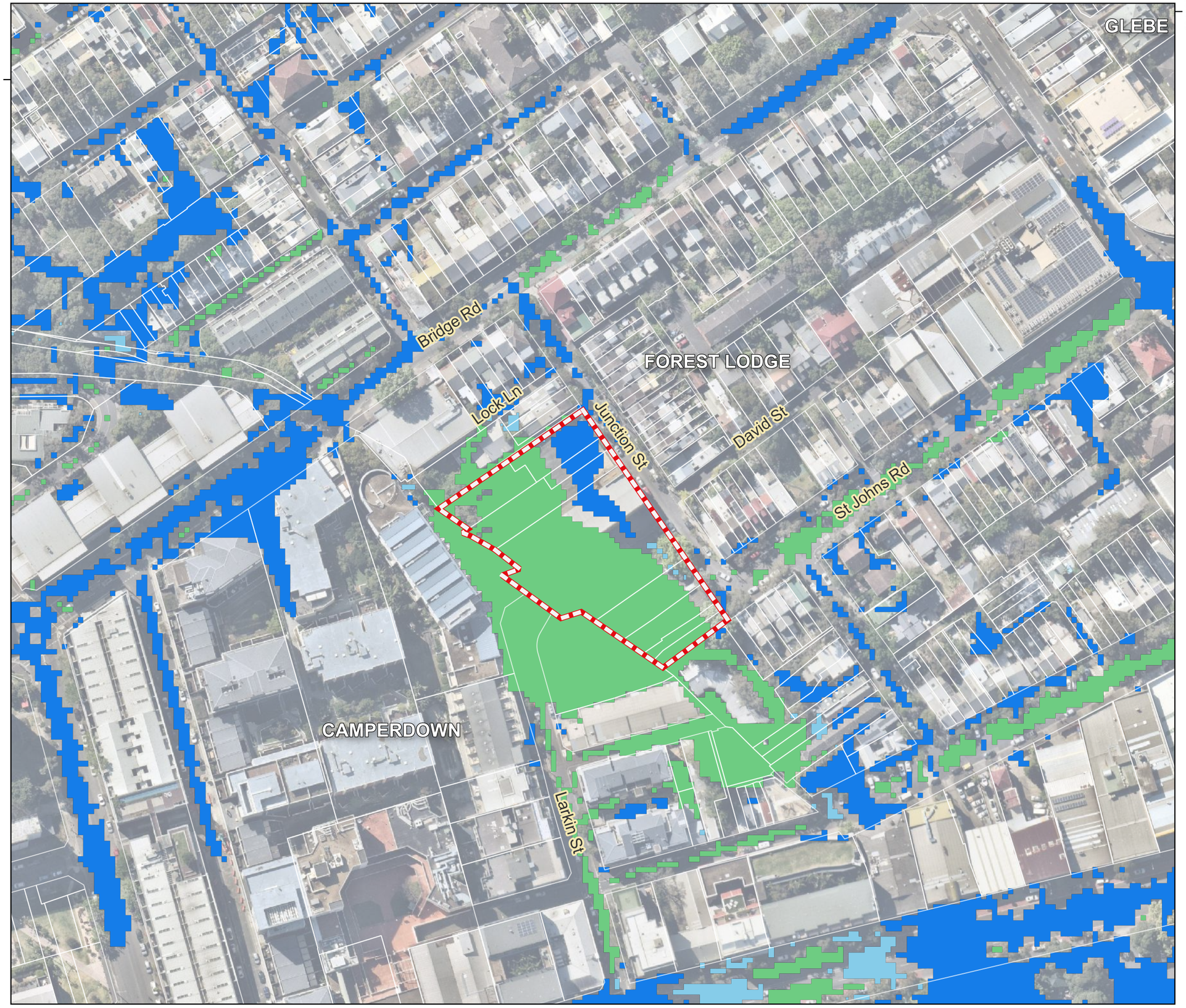
2-32 Junction Street Flood Impact Assessment

Figure 21
5% AEP
Existing Peak Hazard

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap



site

Peak Hazard

- H1 - Generally safe for people, vehicles and buildings
- H2 - Unsafe for small vehicles
- H3 - Unsafe for vehicles, children and the elderly
- H4 - Unsafe for people and vehicles
- H5 - Unsafe for vehicles and people. All buildings vul
- H6 - Unsafe for people and vehices. All buildings type

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

BG&E

2-32 Junction Street Flood Impact Assessment

Figure 22
2% AEP
Existing Peak Hazard

DATUM GDA94 / MGA zone 56

Aerial Imagery Source: Nearmap

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

site

Peak Hazard

- H1 - Generally safe for people, vehicles and buildings
- H2 - Unsafe for small vehicles
- H3 - Unsafe for vehicles, children and the elderly
- H4 - Unsafe for people and vehicles
- H5 - Unsafe for vehicles and people. All buildings vul
- H6 - Unsafe for people and vehices. All buildings type

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

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2-32 Junction Street Flood Impact Assessment

Figure 23
1% AEP
Existing Peak Hazard

DATUM GDA94 / MGA zone 56

Aerial Imagery Source: Nearmap

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site

Peak Hazard

- H1 - Generally safe for people, vehicles and buildings
- H2 - Unsafe for small vehicles
- H3 - Unsafe for vehicles, children and the elderly
- H4 - Unsafe for people and vehicles
- H5 - Unsafe for vehicles and people. All buildings vul
- H6 - Unsafe for people and vehices. All buildings type

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

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2-32 Junction Street Flood Impact Assessment

Figure 24
0.2% AEP
Existing Peak Hazard

DATUM GDA94 / MGA zone 56

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Aerial Imagery Source: Nearmap

site

Peak Hazard

- H1 - Generally safe for people, vehicles and buildings
- H2 - Unsafe for small vehicles
- H3 - Unsafe for vehicles, children and the elderly
- H4 - Unsafe for people and vehicles
- H5 - Unsafe for vehicles and people. All buildings vul
- H6 - Unsafe for people and vehices. All buildings type

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

2-32 Junction Street Flood Impact Assessment

Figure 25
PMF
Existing Peak Hazard

DATUM GDA94 / MGA zone 56

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Aerial Imagery Source: Nearmap

site

Peak Hazard

- H1 - Generally safe for people, vehicles and buildings
- H2 - Unsafe for small vehicles
- H3 - Unsafe for vehicles, children and the elderly
- H4 - Unsafe for people and vehicles
- H5 - Unsafe for vehicles and people. All buildings vul
- H6 - Unsafe for people and vehices. All buildings type

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

BG&E

2-32 Junction Street Flood Impact Assessment

Figure 26
1% AEP Sea Level Rise 0.4m
Existing Peak Hazard

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap

site

Peak Hazard

- H1 - Generally safe for people, vehicles and buildings
- H2 - Unsafe for small vehicles
- H3 - Unsafe for vehicles, children and the elderly
- H4 - Unsafe for people and vehicles
- H5 - Unsafe for vehicles and people. All buildings vul
- H6 - Unsafe for people and vehices. All buildings type

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

BG&E

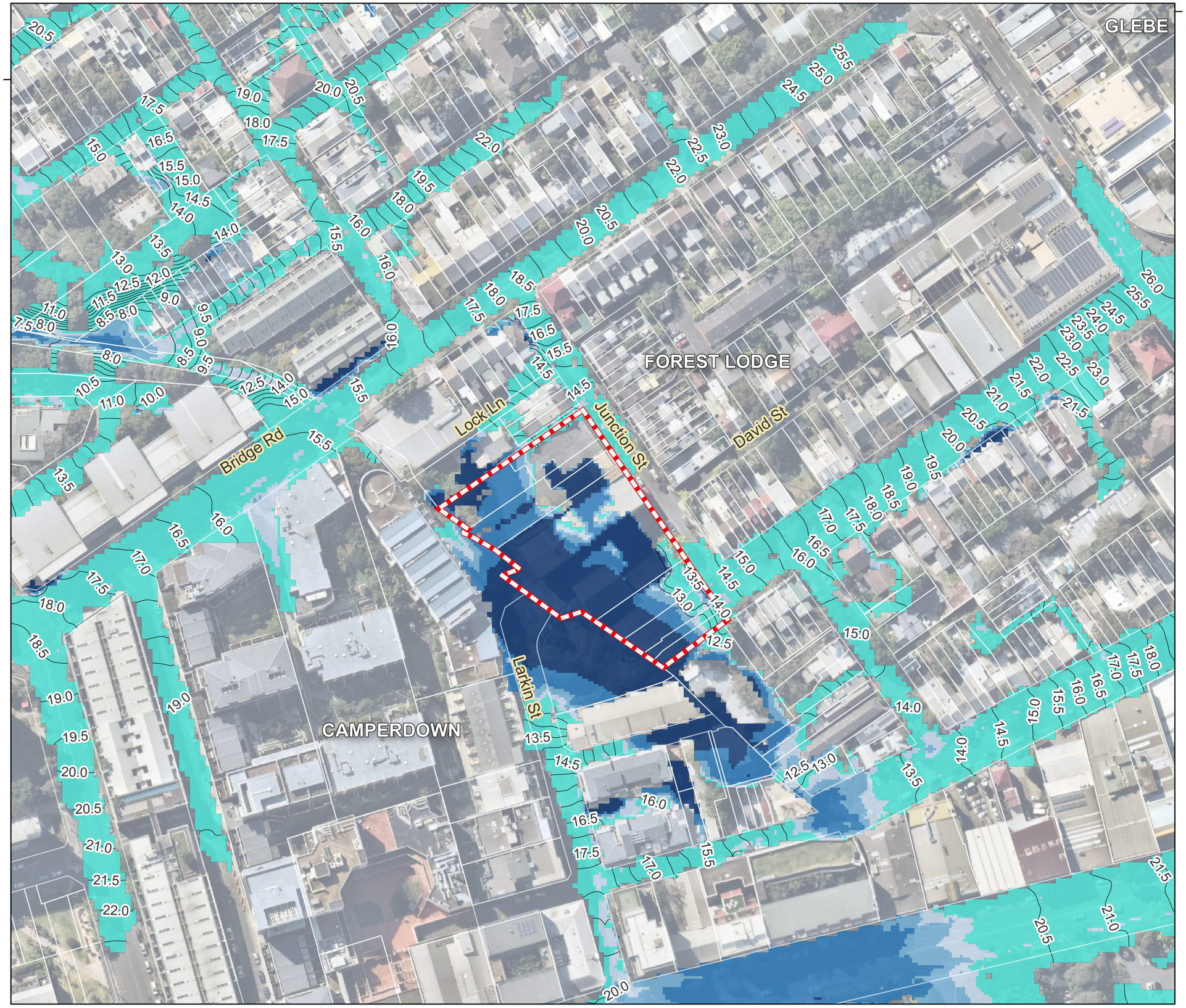
2-32 Junction Street Flood Impact Assessment

Figure 27
1% AEP Sea Level Rise 0.9m
Existing Peak Hazard

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap



site

Water Level Contours (m AHD)

Peak Depth (m)

- Less than 0.15
- 0.15 - 0.30
- 0.30 - 0.50
- 0.50 - 1.00
- Greater than 1.00

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

2-32 Junction Street Flood Impact Assessment

Figure 28
20% AEP
Post-Development Peak Depth and Water Level Contours

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap

6243000

GLEBE

FOREST LODGE

CAMPERDOWN

Bridge Rd

Lock Ln

Junction St

David St

Larkin St

site

Water Level Contours (m AHD)

Peak Depth (m)

- Less than 0.15
- 0.15 - 0.30
- 0.30 - 0.50
- 0.50 - 1.00
- Greater than 1.00

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

BG&E

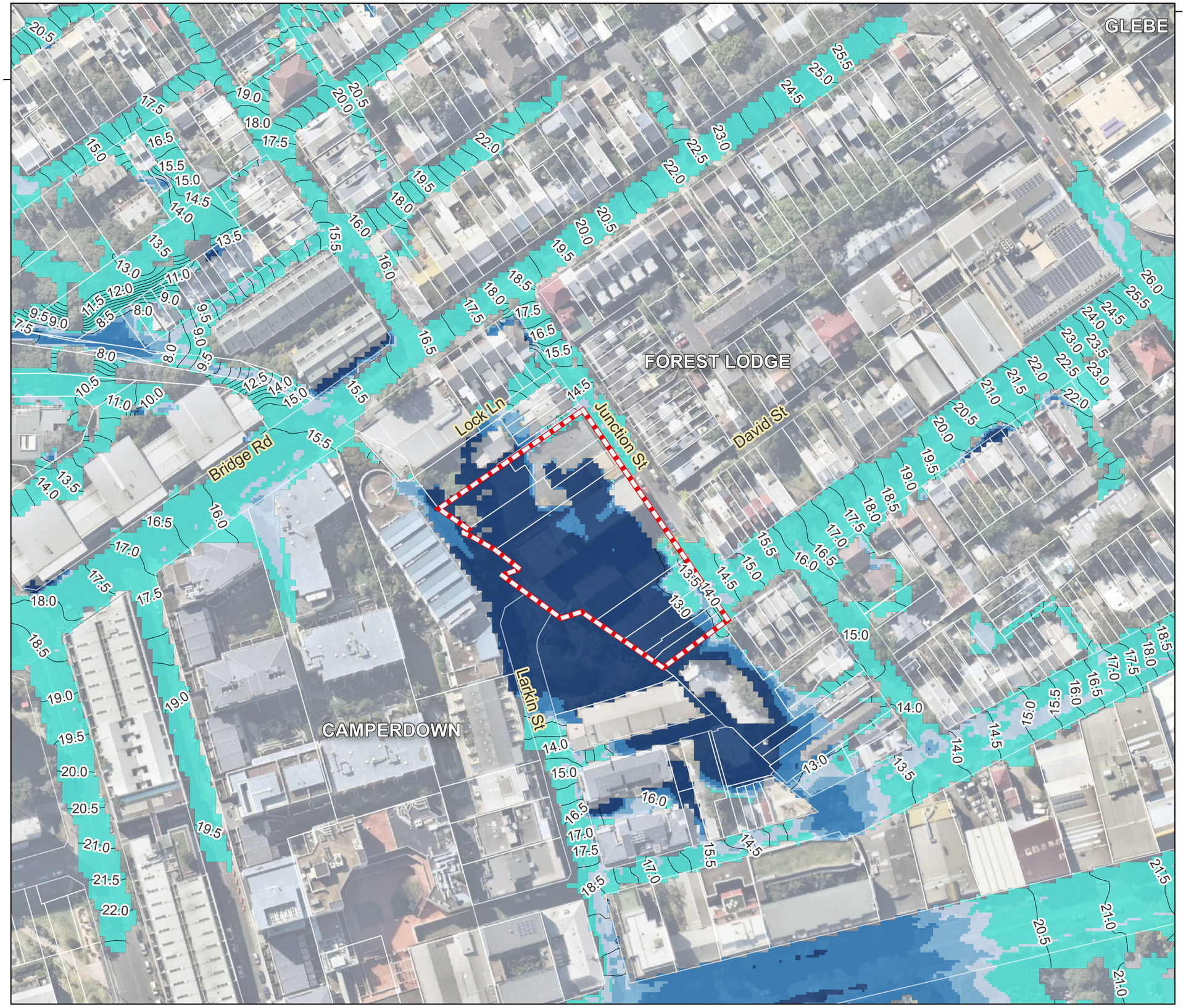
2-32 Junction Street Flood Impact Assessment

Figure 29
10% AEP
Post-Development Peak Depth and Water Level Contours

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap



site

Water Level Contours (m AHD)

Peak Depth (m)

- Less than 0.15
- 0.15 - 0.30
- 0.30 - 0.50
- 0.50 - 1.00
- Greater than 1.00

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

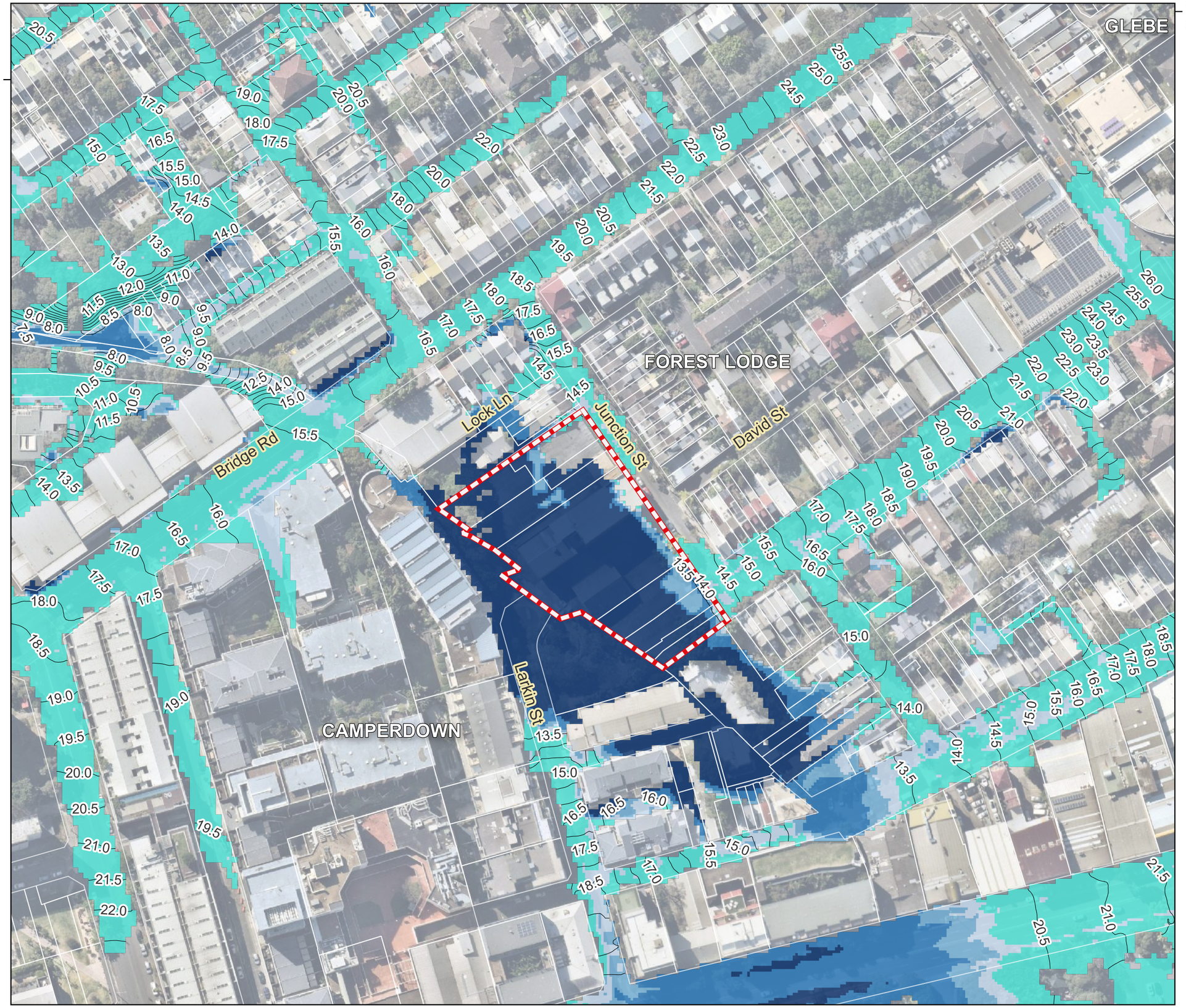
2-32 Junction Street Flood Impact Assessment

Figure 30
5% AEP
Post-Development Peak Depth and Water Level Contours

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap



site

Water Level Contours (m AHD)

Peak Depth (m)

- Less than 0.15
- 0.15 - 0.30
- 0.30 - 0.50
- 0.50 - 1.00
- Greater than 1.00

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

BG&E

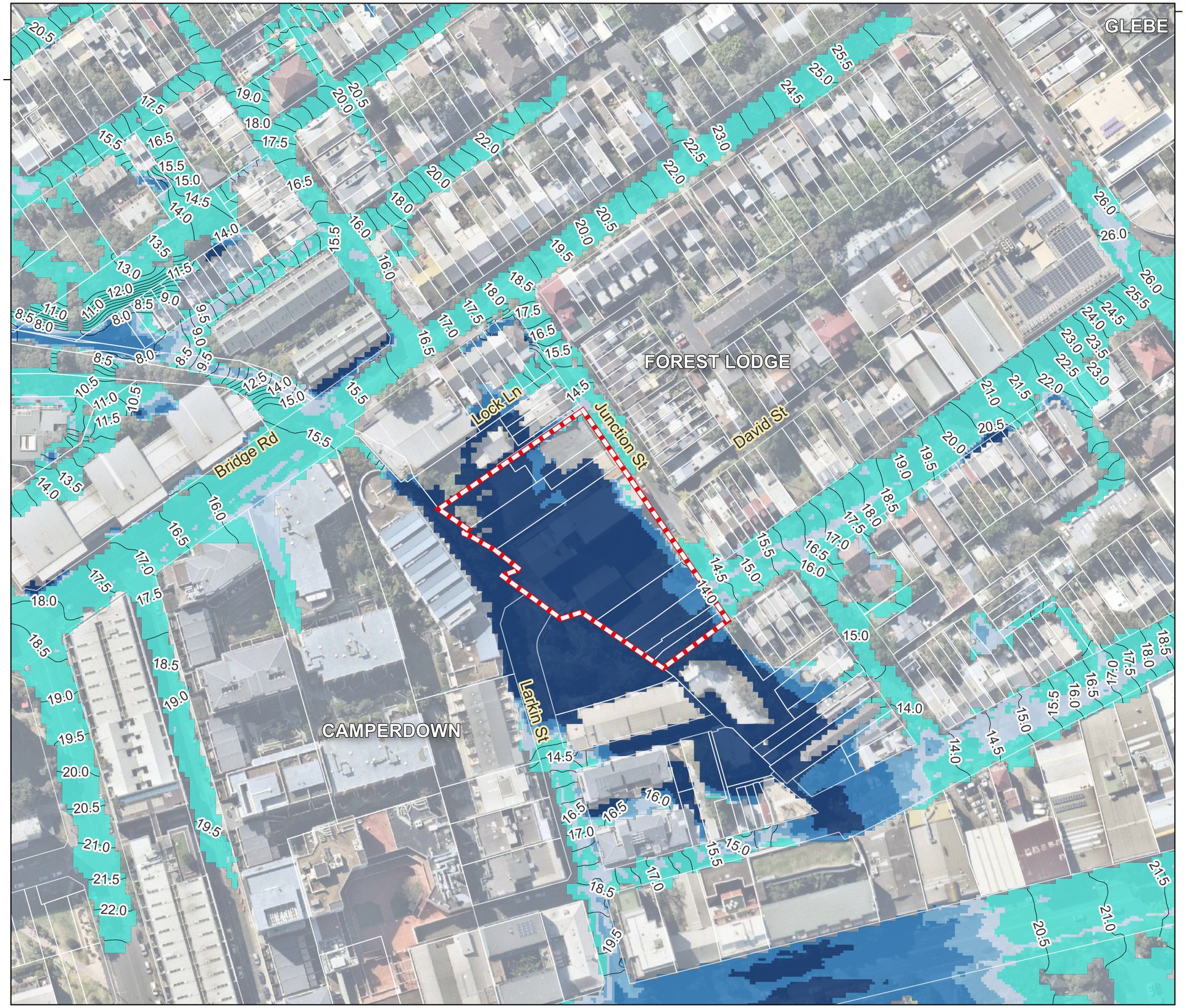
2-32 Junction Street Flood Impact Assessment

Figure 31
2% AEP
Post-Development Peak Depth and Water Level Contours

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap



site

Water Level Contours (m AHD)

Peak Depth (m)

- Less than 0.15
- 0.15 - 0.30
- 0.30 - 0.50
- 0.50 - 1.00
- Greater than 1.00

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

BG&E

2-32 Junction Street Flood Impact Assessment

Figure 32
1% AEP
Post-Development Peak Depth and Water Level Contours

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap

6243000

GLEBE

FOREST LODGE

CAMPERDOWN

Bridge Rd

Lock Ln

Junction St

David St

Larkin St

site

Water Level Contours (m AHD)

Peak Depth (m)

- Less than 0.15
- 0.15 - 0.30
- 0.30 - 0.50
- 0.50 - 1.00
- Greater than 1.00

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

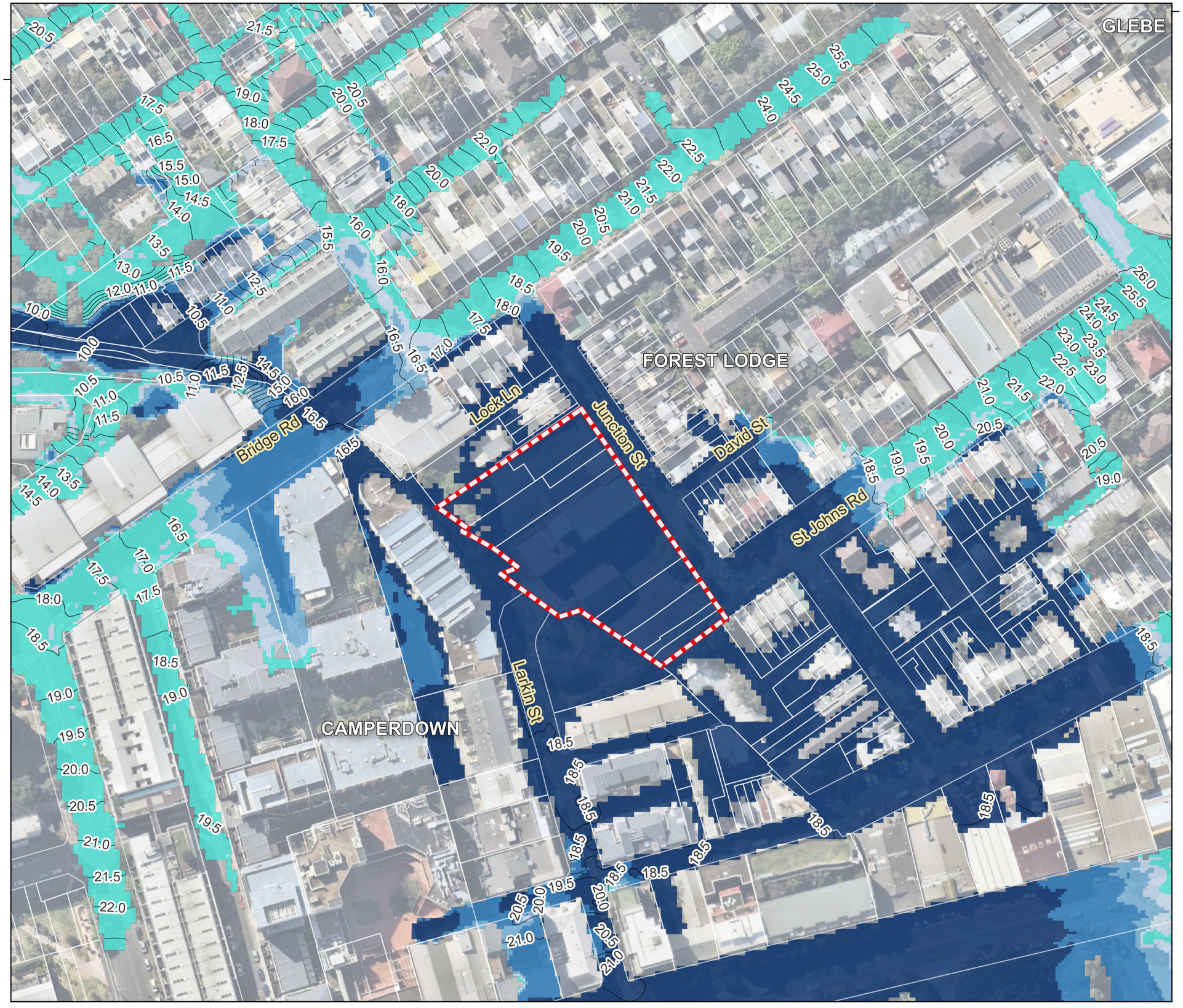
2-32 Junction Street Flood Impact Assessment

Figure 33
0.2% AEP
Post-Development Peak Depth and Water Level Contours

DATUM GDA94 / MGA zone 56

Aerial Imagery Source: Nearmap

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All



site

Water Level Contours (m AHD)

Peak Depth (m)

- Less than 0.15
- 0.15 - 0.30
- 0.30 - 0.50
- 0.50 - 1.00
- Greater than 1.00

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

BG&E

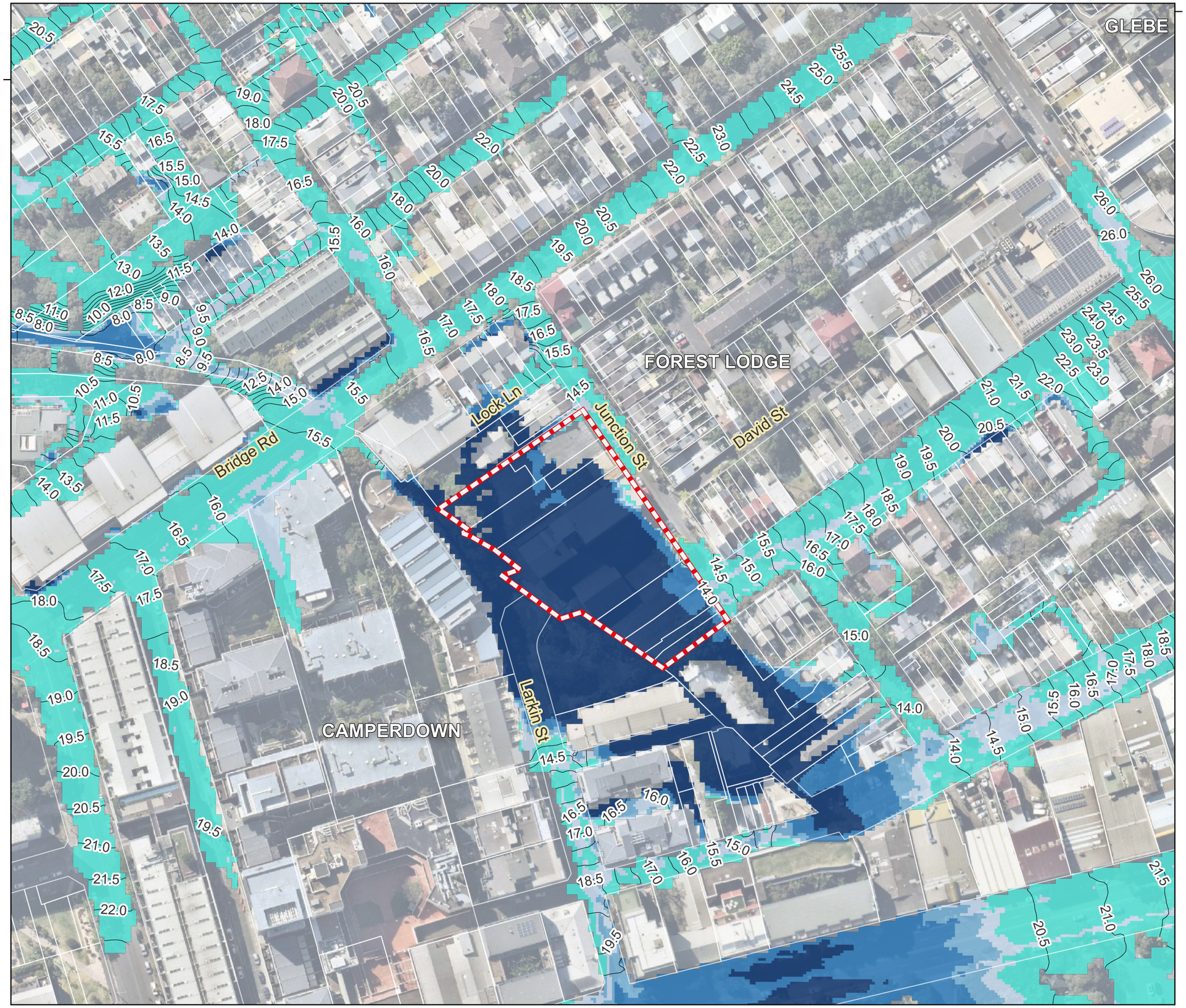
2-32 Junction Street Flood Impact Assessment

Figure 34
PMF
Post-Development Peak Depth and Water Level Contours

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap



site

Water Level Contours (m AHD)

Peak Depth (m)

- Less than 0.15
- 0.15 - 0.30
- 0.30 - 0.50
- 0.50 - 1.00
- Greater than 1.00

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

BG&E

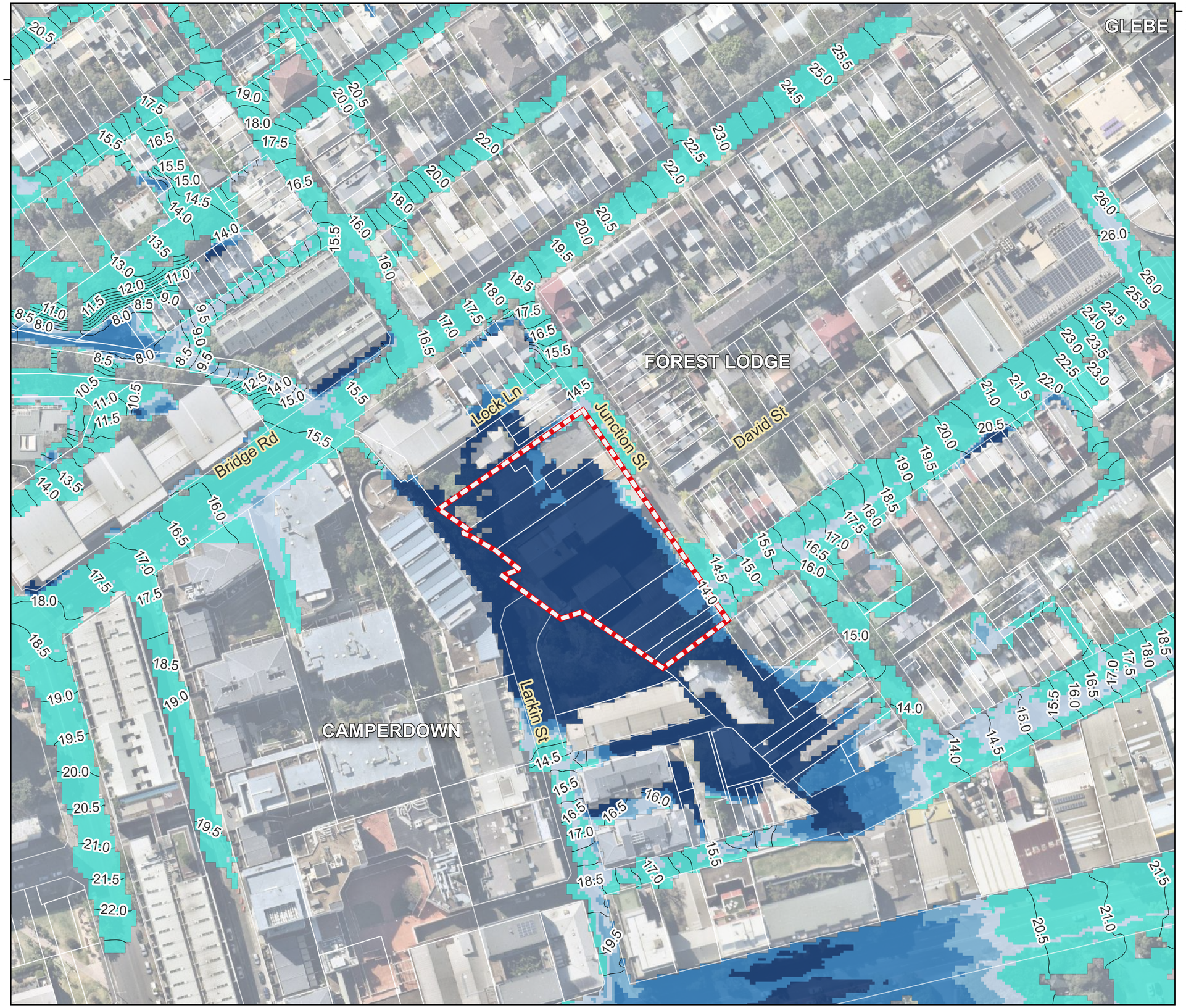
2-32 Junction Street Flood Impact Assessment

Figure 35
1% AEP Sea Level Rise 0.4m
Post-Development Peak Depth and Water Level Contours

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap



site

Water Level Contours (m AHD)

Peak Depth (m)

- Less than 0.15
- 0.15 - 0.30
- 0.30 - 0.50
- 0.50 - 1.00
- Greater than 1.00

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

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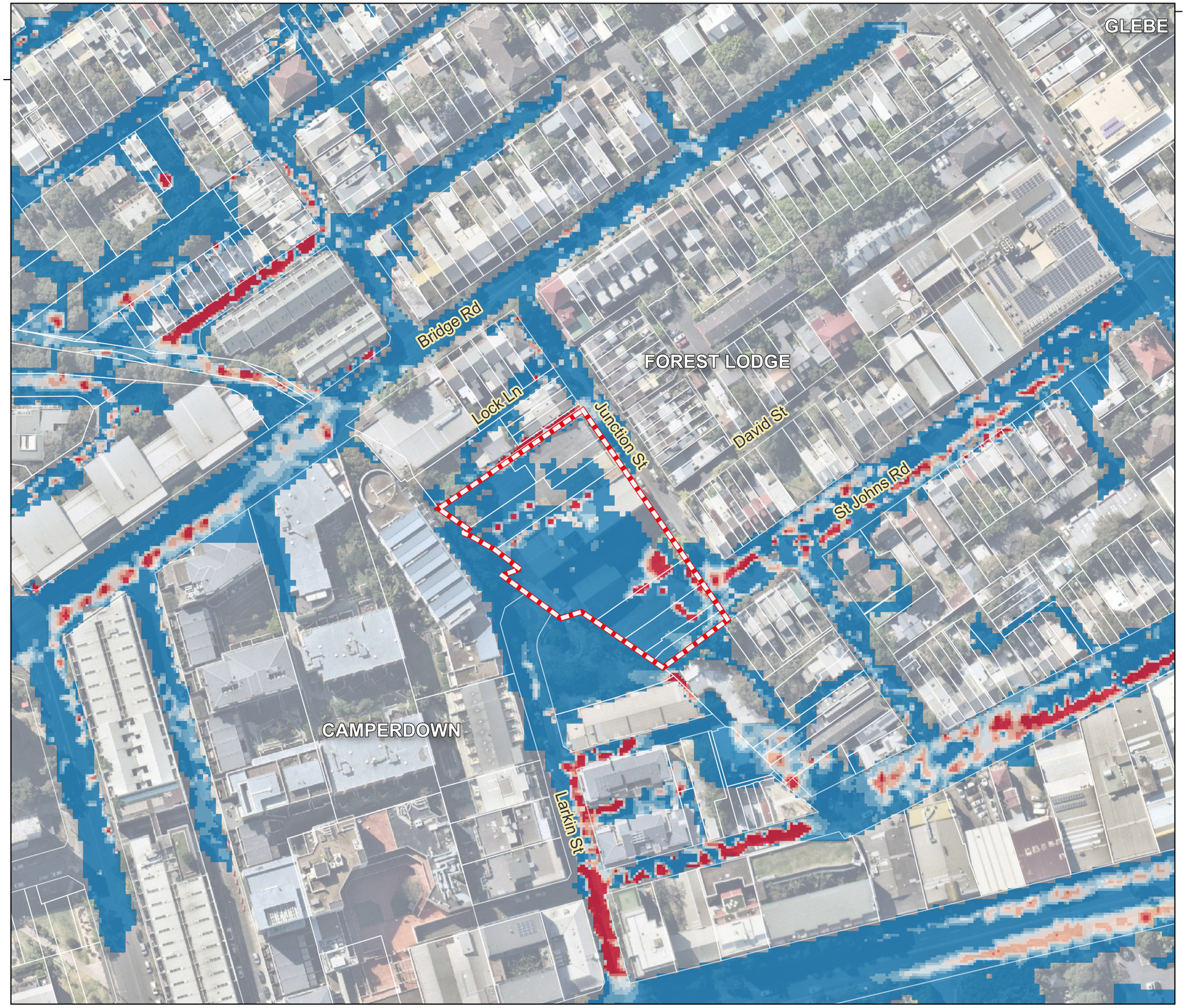
2-32 Junction Street Flood Impact Assessment

Figure 36
1% AEP Sea Level Rise 0.9m
Post-Development Peak Depth and Water Level Contours

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap



site

Peak Velocity (m/s)

- <= 0.50
- 0.50 - 0.75
- 0.75 - 1.00
- 1.00 - 1.25
- 1.25 - 1.50
- 1.50 - 1.75
- 1.75 - 2.00
- > 2.00

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

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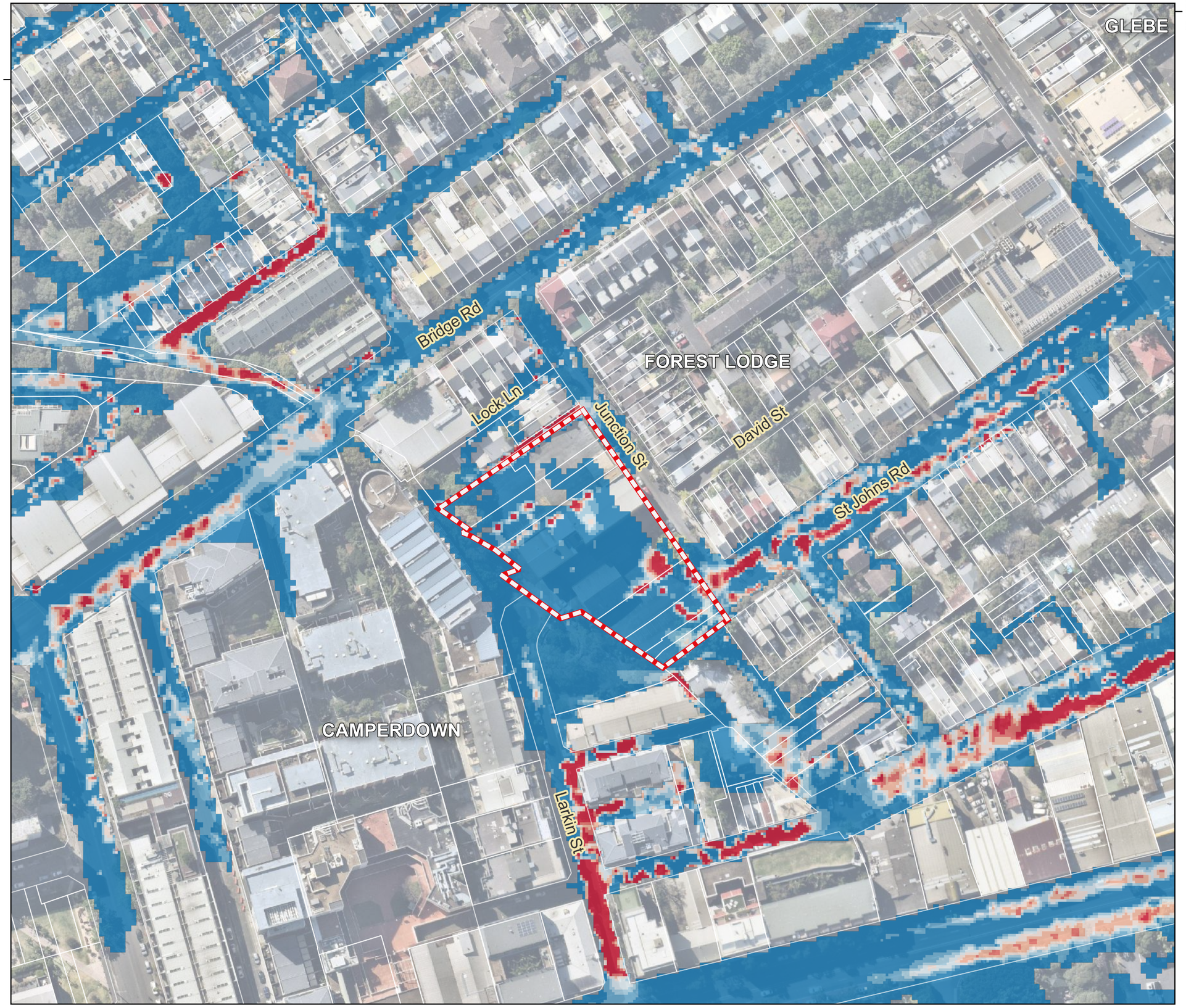
2-32 Junction Street Flood Impact Assessment

Figure 37
20% AEP
Post-Development Peak Velocity

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap



site

Peak Velocity (m/s)

- <= 0.50
- 0.50 - 0.75
- 0.75 - 1.00
- 1.00 - 1.25
- 1.25 - 1.50
- 1.50 - 1.75
- 1.75 - 2.00
- > 2.00

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

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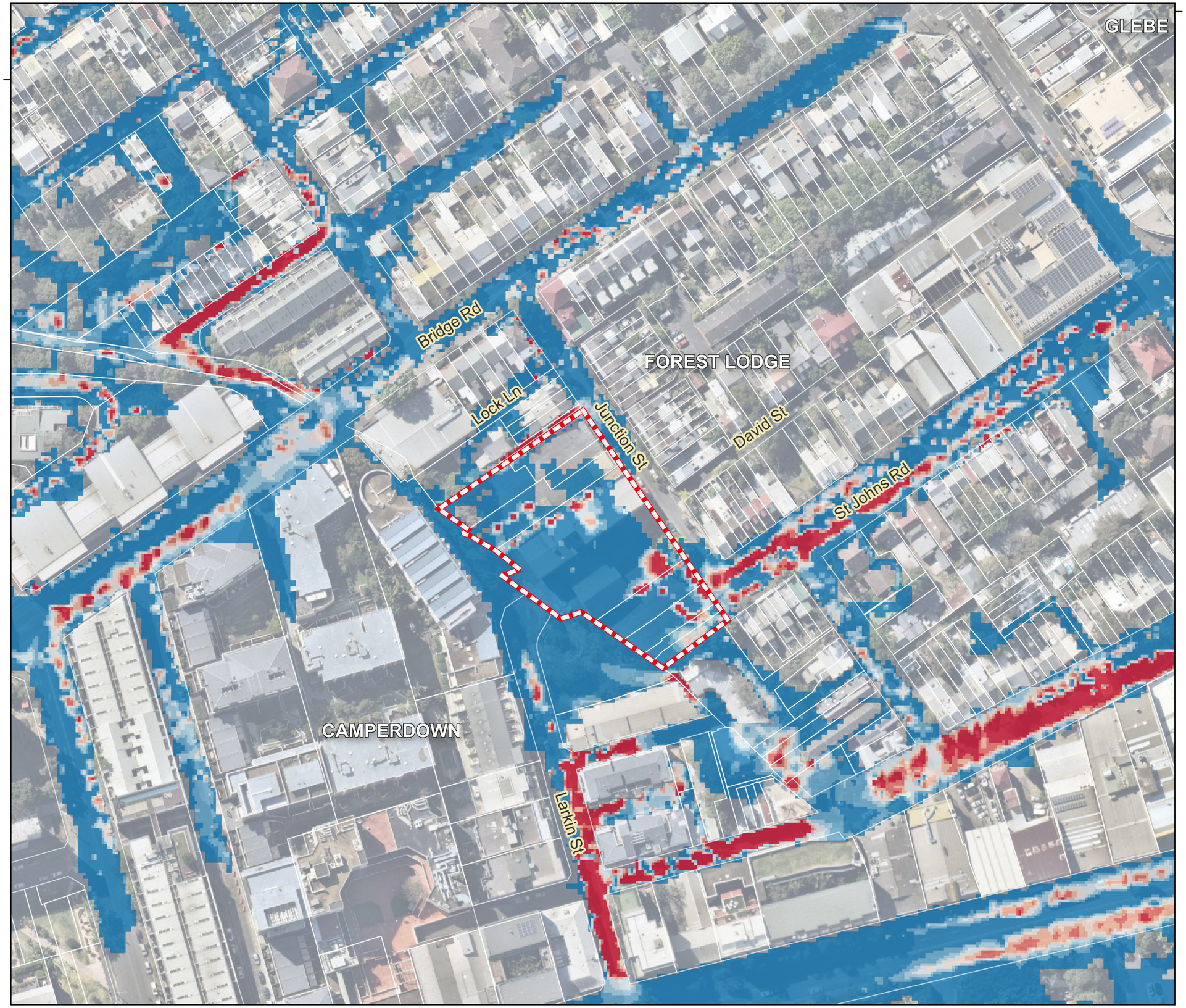
2-32 Junction Street Flood Impact Assessment

Figure 38
10% AEP
Post-Development Peak Velocity

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap



site

Peak Velocity (m/s)

- <= 0.50
- 0.50 - 0.75
- 0.75 - 1.00
- 1.00 - 1.25
- 1.25 - 1.50
- 1.50 - 1.75
- 1.75 - 2.00
- > 2.00

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

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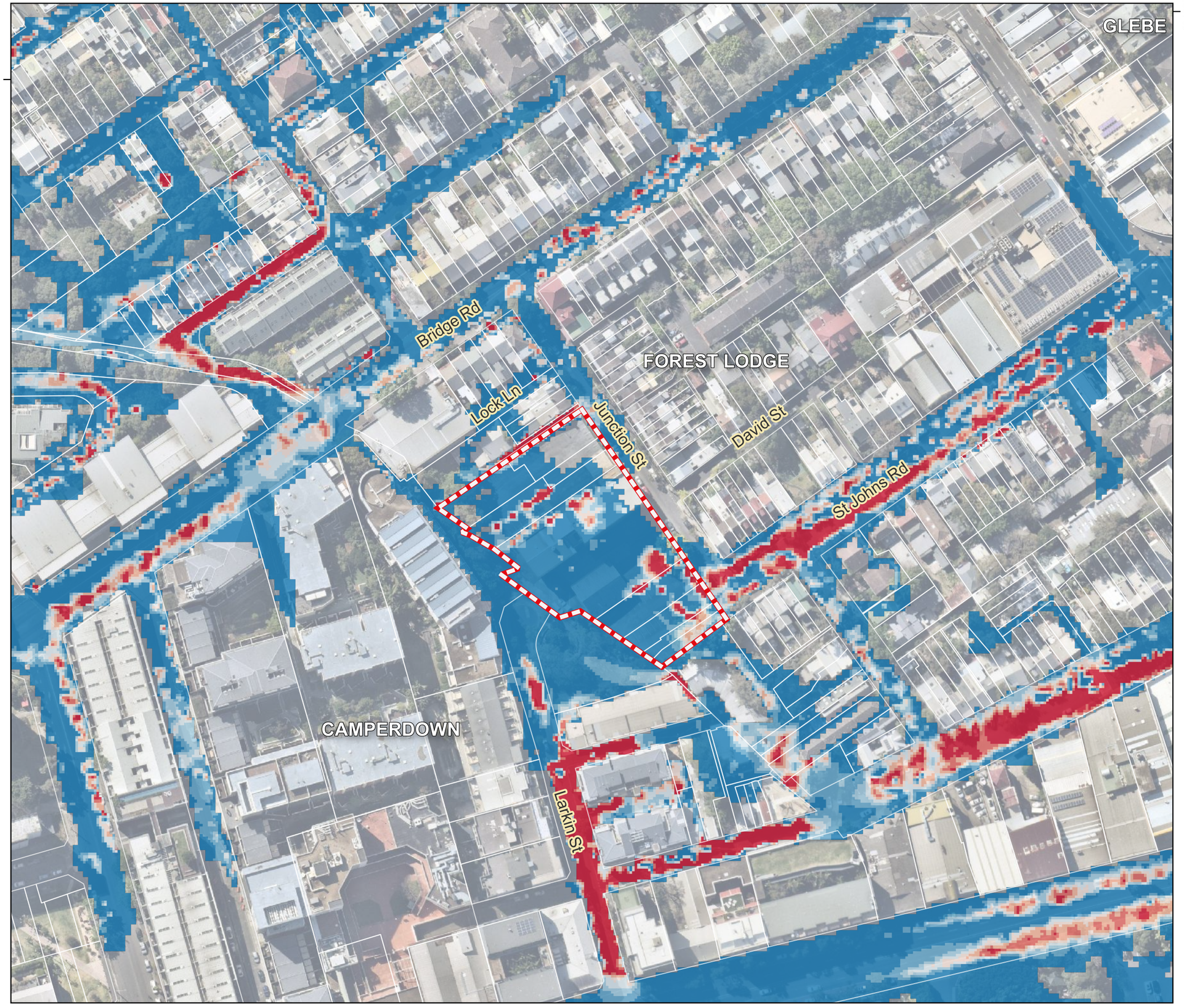
2-32 Junction Street Flood Impact Assessment

Figure 39
5% AEP
Post-Development Peak Velocity

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap



site

Peak Velocity (m/s)

- <= 0.50
- 0.50 - 0.75
- 0.75 - 1.00
- 1.00 - 1.25
- 1.25 - 1.50
- 1.50 - 1.75
- 1.75 - 2.00
- > 2.00

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

BG&E

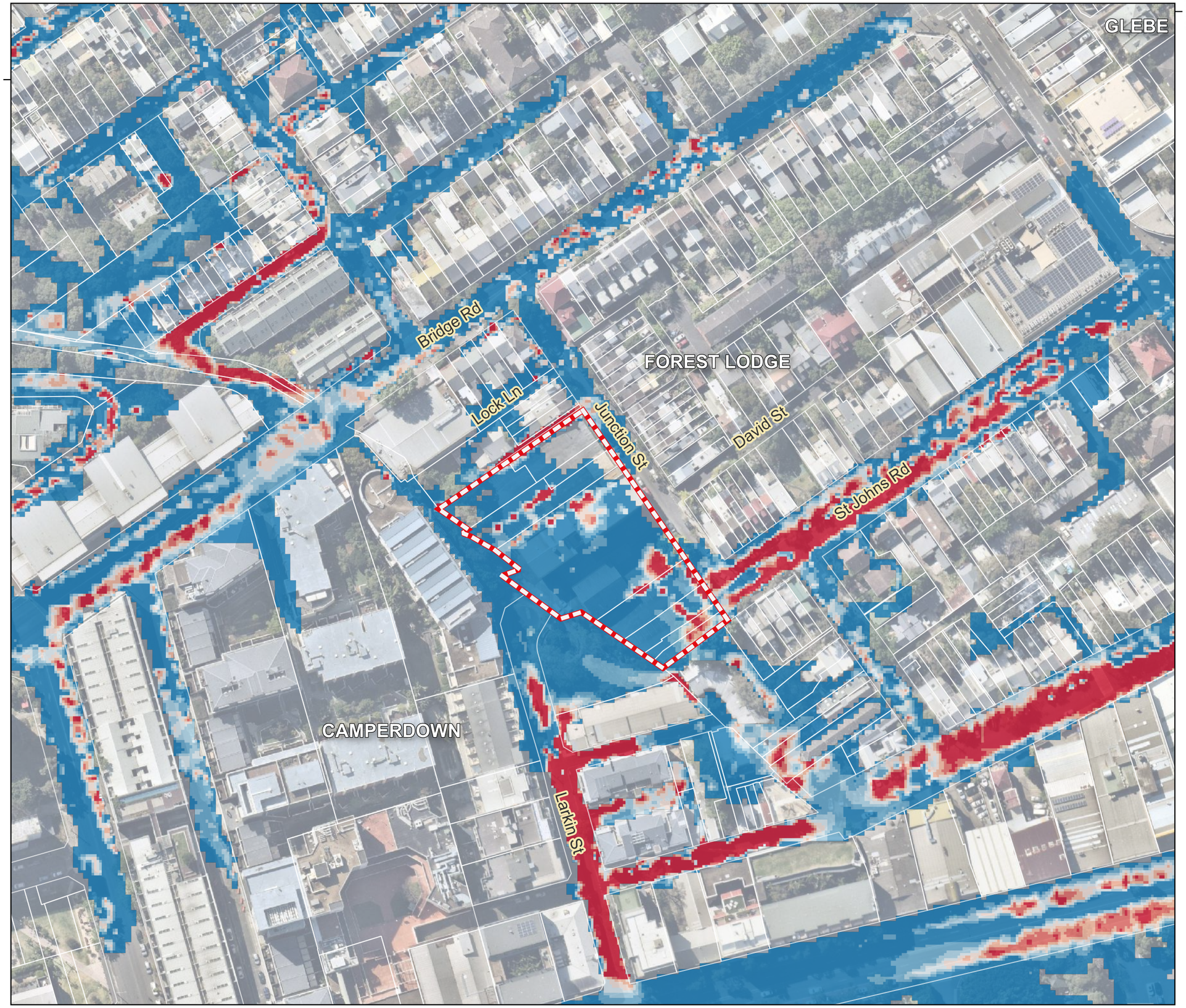
2-32 Junction Street Flood Impact Assessment

Figure 40
2% AEP
Post-Development Peak Velocity

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap



site

Peak Velocity (m/s)

- <= 0.50
- 0.50 - 0.75
- 0.75 - 1.00
- 1.00 - 1.25
- 1.25 - 1.50
- 1.50 - 1.75
- 1.75 - 2.00
- > 2.00

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

BG&E

2-32 Junction Street Flood Impact Assessment

Figure 41
1% AEP
Post-Development Peak Velocity

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap

site

Peak Velocity (m/s)

- <= 0.50
- 0.50 - 0.75
- 0.75 - 1.00
- 1.00 - 1.25
- 1.25 - 1.50
- 1.50 - 1.75
- 1.75 - 2.00
- > 2.00

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

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2-32 Junction Street Flood Impact Assessment

Figure 42
0.2% AEP
Post-Development Peak Velocity

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap

site

Peak Velocity (m/s)

- <= 0.50
- 0.50 - 0.75
- 0.75 - 1.00
- 1.00 - 1.25
- 1.25 - 1.50
- 1.50 - 1.75
- 1.75 - 2.00
- > 2.00

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

BG&E

2-32 Junction Street Flood Impact Assessment

Figure 43
PMF
Post-Development Peak Velocity

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap

site

Peak Velocity (m/s)

- <= 0.50
- 0.50 - 0.75
- 0.75 - 1.00
- 1.00 - 1.25
- 1.25 - 1.50
- 1.50 - 1.75
- 1.75 - 2.00
- > 2.00

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

BG&E

2-32 Junction Street Flood Impact Assessment

Figure 44
1% AEP Sea Level Rise 0.4m
Post-Development Peak Velocity

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap

site

Peak Velocity (m/s)

- <= 0.50
- 0.50 - 0.75
- 0.75 - 1.00
- 1.00 - 1.25
- 1.25 - 1.50
- 1.50 - 1.75
- 1.75 - 2.00
- > 2.00

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

BG&E

2-32 Junction Street Flood Impact Assessment

Figure 45
1% AEP Sea Level Rise 0.9m
Post-Development Peak Velocity

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap

site

Peak Hazard

- H1 - Generally safe for people, vehicles and buildings
- H2 - Unsafe for small vehicles
- H3 - Unsafe for vehicles, children and the elderly
- H4 - Unsafe for people and vehicles
- H5 - Unsafe for vehicles and people. All buildings vul
- H6 - Unsafe for people and vehices. All buildings typ

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

BG&E

2-32 Junction Street Flood Impact Assessment

Figure 46
20% AEP
Post-Development Peak Hazard

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap

site

Peak Hazard

- H1 - Generally safe for people, vehicles and buildings
- H2 - Unsafe for small vehicles
- H3 - Unsafe for vehicles, children and the elderly
- H4 - Unsafe for people and vehicles
- H5 - Unsafe for vehicles and people. All buildings vul
- H6 - Unsafe for people and vehices. All buildings type

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

2-32 Junction Street Flood Impact Assessment

Figure 47
10% AEP
Post-Development Peak Hazard

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap

site

Peak Hazard

- H1 - Generally safe for people, vehicles and buildings
- H2 - Unsafe for small vehicles
- H3 - Unsafe for vehicles, children and the elderly
- H4 - Unsafe for people and vehicles
- H5 - Unsafe for vehicles and people. All buildings vul
- H6 - Unsafe for people and vehices. All buildings type

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

BG&E

2-32 Junction Street Flood Impact Assessment

Figure 48
5% AEP
Post-Development Peak Hazard

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap

site

Peak Hazard

- H1 - Generally safe for people, vehicles and buildings
- H2 - Unsafe for small vehicles
- H3 - Unsafe for vehicles, children and the elderly
- H4 - Unsafe for people and vehicles
- H5 - Unsafe for vehicles and people. All buildings vul
- H6 - Unsafe for people and vehices. All buildings type

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

2-32 Junction Street Flood Impact Assessment

Figure 49
2% AEP
Post-Development Peak Hazard

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap

site

Peak Hazard

- H1 - Generally safe for people, vehicles and buildings
- H2 - Unsafe for small vehicles
- H3 - Unsafe for vehicles, children and the elderly
- H4 - Unsafe for people and vehicles
- H5 - Unsafe for vehicles and people. All buildings vul
- H6 - Unsafe for people and vehices. All buildings type

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

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2-32 Junction Street Flood Impact Assessment

Figure 50
1% AEP
Post-Development Peak Hazard

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap

site

Peak Hazard

- H1 - Generally safe for people, vehicles and buildings
- H2 - Unsafe for small vehicles
- H3 - Unsafe for vehicles, children and the elderly
- H4 - Unsafe for people and vehicles
- H5 - Unsafe for vehicles and people. All buildings vul
- H6 - Unsafe for people and vehices. All buildings type

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

2-32 Junction Street Flood Impact Assessment

Figure 51
0.2% AEP
Post-Development Peak Hazard

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap

site

Peak Hazard

- H1 - Generally safe for people, vehicles and buildings
- H2 - Unsafe for small vehicles
- H3 - Unsafe for vehicles, children and the elderly
- H4 - Unsafe for people and vehicles
- H5 - Unsafe for vehicles and people. All buildings vul
- H6 - Unsafe for people and vehices. All buildings type

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

BG&E

2-32 Junction Street Flood Impact Assessment

Figure 52
PMF
Post-Development Peak Hazard

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap

site

Peak Hazard

- H1 - Generally safe for people, vehicles and buildings
- H2 - Unsafe for small vehicles
- H3 - Unsafe for vehicles, children and the elderly
- H4 - Unsafe for people and vehicles
- H5 - Unsafe for vehicles and people. All buildings vul
- H6 - Unsafe for people and vehices. All buildings type

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

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2-32 Junction Street Flood Impact Assessment

Figure 53
1% AEP Sea Level Rise 0.4m
Post-Development Peak Hazard

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap

site

Peak Hazard

- H1 - Generally safe for people, vehicles and buildings
- H2 - Unsafe for small vehicles
- H3 - Unsafe for vehicles, children and the elderly
- H4 - Unsafe for people and vehicles
- H5 - Unsafe for vehicles and people. All buildings vul
- H6 - Unsafe for people and vehices. All buildings type

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

BG&E

2-32 Junction Street Flood Impact Assessment

Figure 54
1% AEP Sea Level Rise 0.9m
Post-Development Peak Hazard

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap

site

Water Level Difference (m AHD)

- No longer inudated
- <= -0.2m
- -0.2m - -0.01
- -0.01m - 0.01m (no change)
- 0.01m - 0.02m
- 0.02m - 0.05m
- 0.05m - 0.1m
- 0.1m - 0.2m
- 0.2m - 0.3m
- > 0.3m
- Newly indundated

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

BG&E

2-32 Junction Street Flood Impact Assessment

Figure 55
20% AEP
Change in Water Level (Post-Development less Existing)

DATUM GDA94 / MGA zone 56

Aerial Imagery Source: Nearmap

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

site

Water Level Difference (m AHD)

- No longer inudated
- <= -0.2m
- -0.2m - -0.01
- -0.01m - 0.01m (no change)
- 0.01m - 0.02m
- 0.02m - 0.05m
- 0.05m - 0.1m
- 0.1m - 0.2m
- 0.2m - 0.3m
- > 0.3m
- Newly indundated

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

BG&E

2-32 Junction Street Flood Impact Assessment

Figure 56
10% AEP
Change in Water Level (Post-Development less Existing)

DATUM GDA94 / MGA zone 56

Aerial Imagery Source: Nearmap

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

site

Water Level Difference (m AHD)

- No longer inudated
- <= -0.2m
- -0.2m - -0.01
- -0.01m - 0.01m (no change)
- 0.01m - 0.02m
- 0.02m - 0.05m
- 0.05m - 0.1m
- 0.1m - 0.2m
- 0.2m - 0.3m
- > 0.3m
- Newly indundated

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

BG&E

2-32 Junction Street Flood Impact Assessment

Figure 57
5% AEP
Change in Water Level (Post-Development less Existing)

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap

site

Water Level Difference (m AHD)

- No longer inudated
- <= -0.2m
- -0.2m - -0.01
- -0.01m - 0.01m (no change)
- 0.01m - 0.02m
- 0.02m - 0.05m
- 0.05m - 0.1m
- 0.1m - 0.2m
- 0.2m - 0.3m
- > 0.3m
- Newly indundated

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

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2-32 Junction Street Flood Impact Assessment

Figure 58
2% AEP
Change in Water Level (Post-Development less Existing)

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap

site

Water Level Difference (m AHD)

- No longer inudated
- <= -0.2m
- -0.2m - -0.01
- -0.01m - 0.01m (no change)
- 0.01m - 0.02m
- 0.02m - 0.05m
- 0.05m - 0.1m
- 0.1m - 0.2m
- 0.2m - 0.3m
- > 0.3m
- Newly indundated

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

BG&E

2-32 Junction Street Flood Impact Assessment

Figure 59
1% AEP
Change in Water Level (Post-Development less Existing)

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap

site

Water Level Difference (m AHD)

- No longer inudated
- <= -0.2m
- -0.2m - -0.01
- -0.01m - 0.01m (no change)
- 0.01m - 0.02m
- 0.02m - 0.05m
- 0.05m - 0.1m
- 0.1m - 0.2m
- 0.2m - 0.3m
- > 0.3m
- Newly indundated

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

BG&E

2-32 Junction Street Flood Impact Assessment

Figure 60
0.2% AEP
Change in Water Level (Post-Development less Existing)

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap

site

Water Level Difference (m AHD)

- No longer inudated
- <= -0.2m
- -0.2m - -0.01
- -0.01m - 0.01m (no change)
- 0.01m - 0.02m
- 0.02m - 0.05m
- 0.05m - 0.1m
- 0.1m - 0.2m
- 0.2m - 0.3m
- > 0.3m
- Newly indundated

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

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2-32 Junction Street Flood Impact Assessment

Figure 61
PMF
Change in Water Level (Post-Development less Existing)

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap

site

Water Level Difference (m AHD)

- No longer inudated
- <= -0.2m
- -0.2m - -0.01
- -0.01m - 0.01m (no change)
- 0.01m - 0.02m
- 0.02m - 0.05m
- 0.05m - 0.1m
- 0.1m - 0.2m
- 0.2m - 0.3m
- > 0.3m
- Newly indundated

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

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2-32 Junction Street Flood Impact Assessment

Figure 62
1% AEP Sea Level Rise 0.4m
Change in Water Level (Post-Development less Existing)

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap

site

Water Level Difference (m AHD)

- No longer inudated
- <= -0.2m
- -0.2m - -0.01
- -0.01m - 0.01m (no change)
- 0.01m - 0.02m
- 0.02m - 0.05m
- 0.05m - 0.1m
- 0.1m - 0.2m
- 0.2m - 0.3m
- > 0.3m
- Newly indundated

0 25 50 75 m

N

DRAWN: NB
REVIEWED: IV
APPROVED: IV

DATE: 31/03/2025
PROJECT: 22-32 JUNCTION ST FOREST LODGE
CLIENT: Corio Projects
Job No.: S24129

2-32 Junction Street Flood Impact Assessment

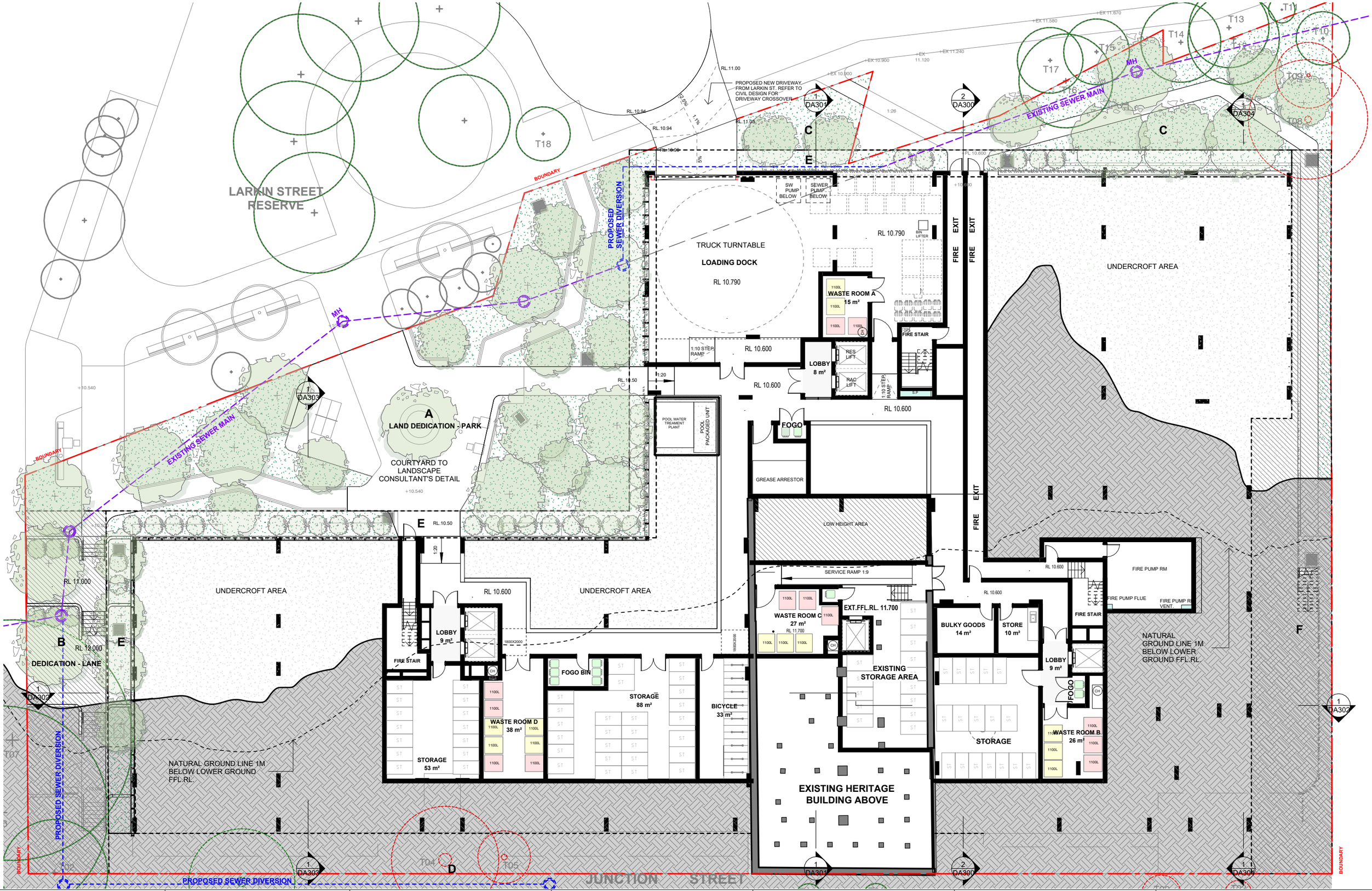
Figure 63
1% AEP Sea Level Rise 0.9m
Change in Water Level (Post-Development less Existing)

DATUM GDA94 / MGA zone 56

P:\BGE\SYD\S24129 22-32 JUNCTION ST FOREST LODGE\100 DRAW\100.7 Water\GIS\Workspace\DES001.qgz \ Figures All

Aerial Imagery Source: Nearmap

Appendix B - Development Proposal Drawings



WMK Architecture
The Atrium, Ground
9 Castlereagh St
Sydney NSW 2000
Telephone 02 9299 0401
wmkarchitecture.com
ABN 25 082 956 929

0 2.5 5 7.5m
1:250

Issue	Description	Date
1	Development Application	19.06.2025

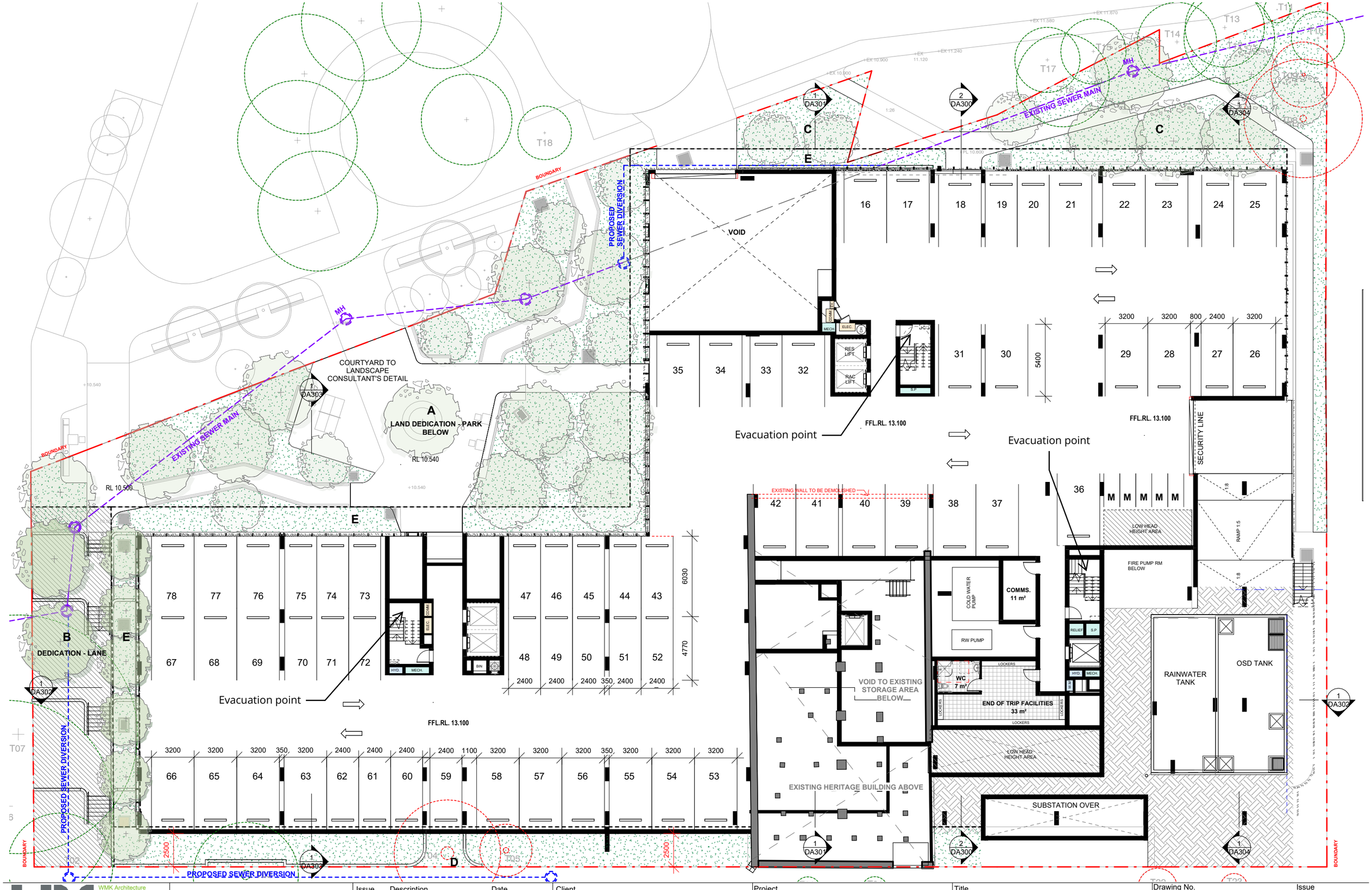
Client
CORIO PROJECTS

Project
Seniors Living Development
2-32 Junction Street, Forest Lodge NSW

Title
LOADING BAY LOWER FLOOR PLAN

DEVELOPMENT APPLICATION ONLY
NOT FOR CONSTRUCTION

Drawing No.	DA100
Issue	1
Scale	1 : 250
Drawing Size	A3
Project No.	23110
Drawn By	JT
CAD Reference	19/06/2025 4:18:15 PM



WMK Architecture
The Atrium, Ground
9 Castlereagh St
Sydney NSW 2000
Telephone 02 9299 0401
wmkarchitecture.com
ABN 25 082 956 929

0 2.5 5 7.5m
1:250

Dimensioned drawings to take precedence over scaling. Contractor to verify all dimensions on site before construction. All inconsistencies to be reported to the Architect immediately. This drawing and its contents remain the copyright of WMK Architecture Pty Ltd © Nominated Architect:Greg Barnett (NSW ARB. 6092)

Issue	Description	Date
1	Development Application	19.06.2025

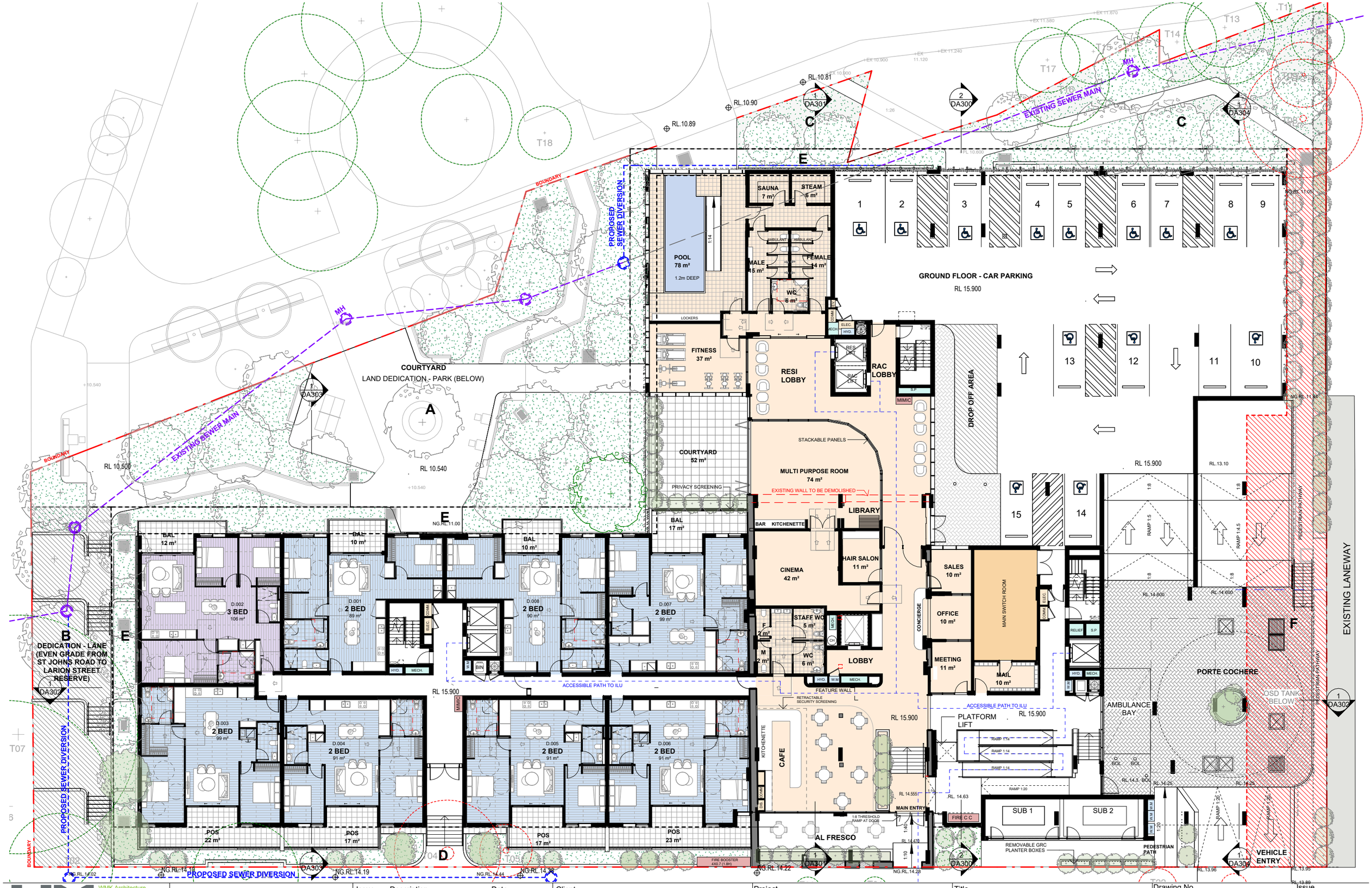
Client
CORIO PROJECTS

Project
Seniors Living Development
2-32 Junction Street, Forest Lodge NSW

Title
LOWER GROUND FLOOR

DEVELOPMENT APPLICATION ONLY
NOT FOR CONSTRUCTION

Drawing No.	DA101
Issue	1
Scale	1 : 250
Drawing Size	A3
Project No.	23110
Drawn By	JT
CAD Reference	19/06/2025 4:18:17 PM



WMK Architecture
The Atrium, Ground
9 Castlereagh St
Sydney NSW 2000
Telephone 02 9299 0401
wmkarchitecture.com
ABN 25 082 956 929

0 2.5 5 7.5m 1:250

Issue	Description	Date
1	Development Application	19.06.2025

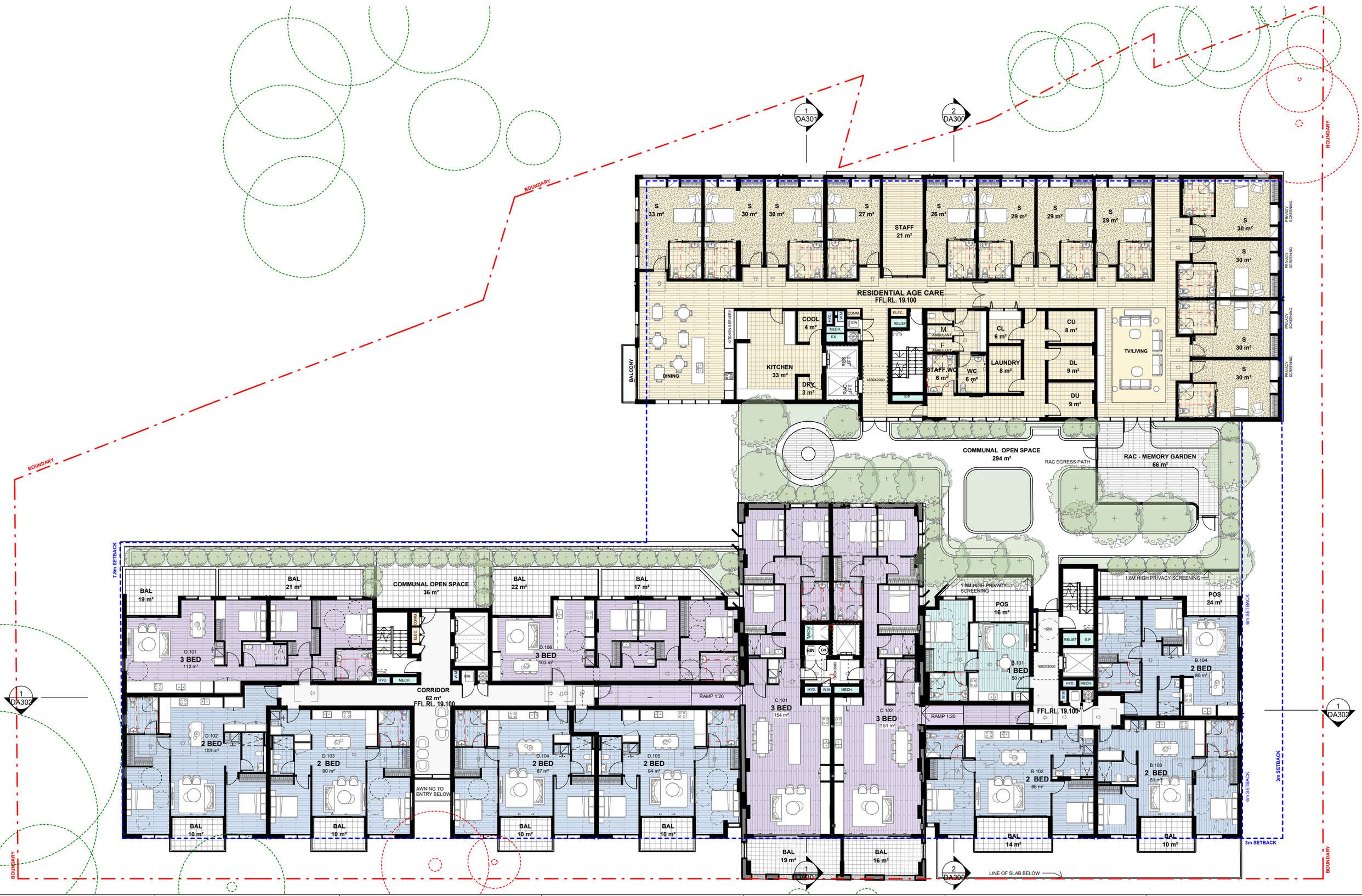
Client
CORIO PROJECTS

Project
Seniors Living Development
2-32 Junction Street, Forest Lodge NSW

Title
GROUND FLOOR

DEVELOPMENT APPLICATION ONLY
NOT FOR CONSTRUCTION

Drawing No.	DA102
Scale	1 : 250
Project No.	23110
CAD Reference	19/06/2025 4:18:22 PM
Issue	1
Drawing Size	A3
Drawn By	JT



WMK Architecture
The Atrium, Ground
9 Castlereagh St
Sydney NSW 2000
Telephone 02 9299 0401
wmkarchitecture.com
ABN 25 082 956 929

0 2.5 5 7.5m
1:250

Issue	Description	Date
1	Development Application	19.06.2025

Client
CORIO PROJECTS

Project
Seniors Living Development
2-32 Junction Street, Forest Lodge NSW

Title
LEVEL 01

DEVELOPMENT APPLICATION ONLY
NOT FOR CONSTRUCTION

Drawing No.
DA103

Issue
1

Scale
1 : 250

Drawing Size
A3

Project No.
23110

Drawn By
JT

CAD Reference
19/06/2025 4:18:28 PM

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Our teams in Australia, New Zealand, South East Asia, the United Kingdom and the Middle East, design and deliver engineering solutions for clients in the Property, Transport, Ports and Marine, Water, Defence, Renewables and Resources sectors.

We collaborate with leading contractors, developers, architects, planners, financiers and government agencies, to create projects for today and future generations.

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