



Eastlakes Shopping Centre

SSDA 90572458

Flood Impact and Risk Assessment

CLIENT/ Builtcom Developments Eastlakes Pty Ltd

DATE/ 22/05/2026

CODE/ 25-1352

Commercial in Confidence

All intellectual property rights, including copyright, in designs developed and documents created by AT&L remain the property of this company. Any use made of such design or document without the prior written approval of AT&L will constitute an infringement of the rights of the company which reserves all legal rights and remedies in respect of any such infringement.

The information, including any intellectual property, contained in this proposal is confidential and proprietary to the Company. It may only be used by the person to whom it is provided for the stated purpose for which it is provided and must not be imparted to any third person without the prior written approval of the Company. The Company reserves all legal rights and remedies in relation to any infringement of its rights in respect of its confidential information.

This report has been prepared in accordance with the terms and conditions of appointment. AT&L cannot accept any responsibility for any use of or reliance on the contents of this report by any third party.

This report may be based upon information supplied by other consultants and contractors. To the extent that the report incorporates such material, AT&L takes no responsibility for any loss or damage caused by any error or omission arising from reliance on it.

Document Registration

Document Title	Eastlakes Shopping Centre SSDA 90572458
Document File Name	REP003-01-25-1352 SSDA FIRA.docx
Section	Civil Engineering
Document Author	Daniel Webber

Issue	Description	Date	Author	Checked	Approved
01	Draft	22/05/26	DW	☒	☒
				☐	☐

Contents

1.	Introduction	4
1.1.	Site Description	4
1.2.	Proposed Works SSDA	5
1.3.	Secretary’s Environmental Assessment Requirements	5
1.4.	Supporting Documentation.....	7
2.	Available Flooding Information	8
2.1.	Catchment Characteristics	8
2.2.	Available Flood Studies	8
2.2.1.	Mascot, Rosebery & Eastlakes Flood Study (WMAWater, 2015/2019)	8
2.2.2.	Mascot, Rosebery & Eastlakes Floodplain Risk Management Study and Plan (Royal Haskoning DHV, 2018)	9
2.2.3.	Flood Model for 19A Evans Avenue, Eastlakes (ADP, 2026)	9
3.	Flood Model Summary	10
3.1.	Scenarios	10
3.2.	Model Setup.....	10
3.2.1.	Existing Conditions	10
3.2.2.	Proposed Conditions	11
3.2.3.	Climate Change Sensitivity	13
4.	Flood Model Results.....	13
4.1.	Flood Results	13
4.2.	Flood Results Discussion	16
4.3.	Flood Level Requirements.....	19
5.	Conclusion	21
	Appendix A – Flood Maps	22

1. Introduction

This report supports the State Significant Development Application (SSDA) (SSD-90572458) for the construction of a mixed-use residential building at 19A Evans Avenue, Eastlakes (the site). The site is also known as Eastlakes Town Centre or Shopping Centre – Stage 2 or legally described as Lot 30 in DP 1246820 within Bayside Council LGA.

The site is divided into two land holdings, referred to as the ‘North Site’ and the ‘South Site’, which are separated by Evans Avenue. This report relates to the South Site.

The proposal aims to:

- Deliver a mixed use development which will include 1,000 dwellings and commercial and retail services. The development will comprise multiple buildings above a 2 level podium, with three stories of basement parking.
- Possible rezoning from E1 – Local Centre to MU1 – Mixed Use to allow for proposed heights and floor-space-ratio, as well as build-to-rent residential housing.
- Improvements to the interface with Eastlakes Reserve to activate the park space and increase passive surveillance.

1.1. Site Description

The site is located at 19A Evans Avenue, Eastlakes. It is situated within the Bayside Council LGA and is located approximately 6.0km south of the Sydney CBD and 3.5km North East to Sydney Airport. The site forms stage 2 (south stage) of the Eastlakes Shopping Centre redevelopment, consisting of one lot which is legally described as Lot 30 DP 1246820. An aerial photo of the site is shown at Figure 1 below.



Figure 1 Site Aerial Map (Source: Nearmaps)

1.2. Proposed Works SSDA

There is an existing approval on the site (Major Project Approval MP09_0146) granted in 2013 that allows for basement excavation and construction of a mixed-use development. Several subsequent modifications have been submitted and approved. Works have recently commenced on site including demolition of existing structures and basement excavation under this approval.

Given the proposal is the subject of a recently announced Housing Delivery Authority (HDA) SSDA, the exact details of the scheme have not yet been determined. The proposal will seek to deliver 1,000 dwellings as part of a mixed use development. It will also include a 2 level podium with commercial and retail services, most likely being a full line supermarket, a range of specialty stores, medical centre, food and drink premises', indoor entertainment facilities and a child care centre.

The residential component will most likely be split for build to sell (BTS) and build to rent (BTR) purposes. The built form for the residential component will most likely be in the form of 4 to 5 towers on top of the podium. Suites, 1 bed, 2 bed and 3 bedroom dwellings will be provided in both the BTR and BTS schemes.

The basement approved as part of the applicable Major Projects approval has capacity for some 1,500 car spaces which should be sufficient for the proposed HDA scheme. It is expected that car share vehicles as well as site specific bus service will be catered for in the basement as well.

The proposal will achieve a residential floor space ratio of approximately 5.5:1, and a non-residential floor space minimum of 2.5:1, as well as a height of building of approximately 79m. Communal open space will be provided throughout the podium as well as the roof top.

Subject to further discussions with DPHI, the proposal may require a concurrent rezoning to include the abovementioned heights and FSR as development standards, as well as to make BTR a permissible land use on the site. This could be achieved as part of changing the existing E1 – Local Centre zoning at the site according to the Bayside Local Environmental Plan 2021, to MU1 – Mixed Use.

1.3. Secretary's Environmental Assessment Requirements

In accordance with Section 4.39 of the Environmental Planning & Assessment Act 1979 (EP&A Act), Secretary's Environmental Assessment Requirements (SEARs) (SSD - 90572458) have been issued. This report has been prepared to respond to the issued SEARs, as set out in Table 1 below.

Table 1: SSD- 90572458 SEARs

SEAR	Response / Location Addressed in Report
19. Flood Risk - Identify the flood planning area and level as set out in the relevant EPI and other supporting documents to determine: - The flood extent and velocity up to the Probable Maximum Flood (PMF) and risk on-site having regard to adopted flood studies and, floodplain risk management studies and plans; - The site access and egress routes; - The potential effects of climate change; and, - Any relevant provisions of the <i>NSW Flood Risk Management Manual</i> and any other relevant guidelines.	Section 3 and 4
Where the development is occurring on flood prone land a flood impact and risk assessment	Addressed by this report

(FIRA) must be prepared having regard to the <i>Flood Impact and Risk Assessment – Flood Risk Management Guide LU01</i> . When determining the scope and category of the FIRA the requirements outlined in the FIRA guide must be considered.	
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).	Section 5
Address flooding advice from Bayside Council, see page 10 of their SEARs advice.	Refer to Table 2

In addition to the formal SEARs received, agency and Council advice was received. Table 2 below summarises the relevant advice.

Table 2 - Agency Advice

Agency Advice	Response / Location Addressed in Report
Bayside Council – (g) Flooding Council systems indicate that the site is flood affected. The development's habitable and non-habitable areas will need to be physically protected from inundation during the flooding event (including any basement and fire stairs). Furthermore, the flood impacts of the development footprint on the floodplain need to be assessed using a 2D flood model through a recognised computer software. The development is to comply with Bayside DCP Section 3.10 and Section 9.5 for the flood related controls.	Section 4
A comprehensive flood study to be provided demonstrating no adverse flood impacts of this development on the surrounding properties and the existing Flood Plain in this area. The flood study report is to demonstrate compliance of this development with relevant guidelines and requirements including Bayside Council DCP, NSW Government's Flood Prone Land Policy, Flood Risk Management Manual and Section 9.1 Direction as well as any other relevant policy or guideline.	Section 3 and 4
The flood study is to demonstrate no adverse flood impacts (compliant flood afflux) of this development on the existing floodplain as per section 9.5.4 (less than or equal to 10mm impact in the 1% AEP & climate change flood event and less than or equal to 50mm impact in the PMF flood event). The flood impacts of the development on the floodplain need to be assessed using a 2D flood model through a recognized computer software. The flood study is to outline the sites emergency response to flooding through a detailed risk management/emergency management plan.	Section 4.1 and 4.2
The site is 1% AEP flood affected, a flood advice letter to be obtained for the site from Council	To be provided.

https://www.bayside.nsw.gov.au/area/environment/flood-advice-certificate-application. The development shall demonstrate that it complies with the Bayside DCP Section 3.10 and section 9.5 flood related controls. The developments habitable and non-habitable areas will need to be physically protected from inundation during the flooding event.	
■ A flood impact and risk assessment to be undertaken according to the Flood Impact and Risk Management Guideline LU01 issued by DCCEEW.	■ Addressed in this report.

1.4. Supporting Documentation

The following documentation should be read in conjunction with this report:

- Architectural SSDA drawings by DKO on 18/05/26 (Ref: DA000 to 602)
- SSD Application Design Report by DKO on 18/05/26
- Integrated Water Management Plan by AT&L
- Civil Engineering Drawings by AT&L (Reference: DA3000 series)

2. Available Flooding Information

2.1. Catchment Characteristics

The site is situated within the Botany Bay catchment. It is situated near the top of the catchment south of Gardeners Road and west of Southern Cross Drive. The catchment surrounding the site falls to the west. The nature of flooding in this catchment is overland flow, typified by fast flowing shallow water.

Council drainage infrastructure collects water from kerbs and gutters. In rainfall events where the stormwater system is surcharged, flows are typically directed along roadways. The existing catchment to the downstream of Jack Munday Reserve is presented in Figure 2.



Figure 2: Catchment to downstream of Jack Munday Reserve

2.2. Available Flood Studies

A review of available flood studies was undertaken to understand the likely local flood behaviour and characteristics for the site. The relevant studies to this assessment are summarised below.

2.2.1. Mascot, Rosebery & Eastlakes Flood Study (WMAWater, 2015/2019)

WMAWater conducted a flood study for areas east of the airport on behalf of the City of Botany Bay (now Bayside Council). As part of their study, Drains software was used for hydrologic modelling and TUFLOW was used for hydraulic modelling.

The WMAWater TUFLOW model adopted a 2m topographic grid for TUFLOW modelling and included important features such as buildings, fencing, bridges, and the stormwater drainage network. details for model inputs and results.

The WMAWater TUFLOW model was validated using pluviograph data from a number of historical events including the March 1975 event (estimated as a 5% to 2% ARI) and the February 1993 event (estimated as a 1EY to 10% AEP event). Validation was carried out using several historic flood levels for the 1975 and 1993 events.

The report documented the extents of flooding within the Parramatta catchment for a range of design storm events from the 50% AEP (Annual Exceedance Probability), 20% AEP, 10% AEP, 5% AEP, 2% AEP, 1% AEP and Probable Maximum Flood (PMF) events.

2.2.2. Mascot, Rosebery & Eastlakes Floodplain Risk Management Study and Plan (Royal Haskoning DHV, 2018)

Royal Haskoning undertook the floodplain risk management study and plan (FRMS&P). No updates to the TUFLOW models were made. The study conducted a flood damages assessment, as well as defining hydraulic categorisation and hydraulic hazard across the catchments.

A number of floodplain risk management measures, property modification measures, and response modification measures were identified, and each were considered and given a priority in the plan.

2.2.3. Flood Model for 19A Evans Avenue, Eastlakes (ADP, 2026)

ADP built a TUFLOW model for the purposes of undertaking a flood impact risk assessment for 19A Evans Avenue, Eastlakes. This model was then adopted for this report.

3. Flood Model Summary

3.1. Scenarios

The hydraulic model was setup to represent the following flood condition scenarios:

- a) Existing Conditions: Detailed survey of the site as well as the existing building pad and structures were included in this scenario. The existing stormwater network was modelled to downstream of Jack Munday Reserve. The three events assessed included the 1% AEP, 1% AEP + climate change and PMF events.
- b) Developed conditions: The proposed building pad levels were included in the model as well as the new material roughness's of the proposed surfaces. Proposed stormwater network changes were included in the model. The three events assessed included the 1% AEP, 1% AEP + climate change and PMF events.

3.2. Model Setup

3.2.1. Existing Conditions

The TUFLOW model adopted a 2m cell size. The TUFLOW version used was 2025.1.2. The critical duration of the site and surrounding catchment was found to be the 60 minute storm. This duration was adopted for all scenarios modelled.

Material roughness's adopted are summarised in Table 3.

Table 3: Adopted Material roughness

Material	Roughness
Concrete Pipes and Channels	0.015
Roads and Footpaths	0.022
Light Vegetation	0.035
Medium Vegetation	0.06
Properties	0.04

Stormwater pits and pipes were modelled with blockages outlined in Table 4. This was adopted as per Bayside Council requirements in the DCP 2022 Section 9.5.4.

Table 4 - Adopted Blockages for Stormwater Network

Stormwater Element	Blockage
Pipes <= 450mm	100%
Pipes > 450mm	50%
Inlet Pits	50%

3.2.2. Proposed Conditions

The proposed works at street level are shown in Figure 3. The street level proposed arrangement includes several retail spaces, an internal pedestrian area, carpark entrances, and a loading dock. On the western side overlooking the reserve, there are split level residential flats proposed.

The finished floor levels (FFLs) are shown on Figure 4. The two entrances to the underground carpark have a rollover high point before grading down into the basement area. The proposed northern carpark entrance high point is set at 17.65m AHD while the southern carpark entrance is set at 17.30m AHD.

Upgrades to the stormwater drainage network have been proposed as part of the development. Refer to Figure 5. In the north west corner of the site, an existing 600mm diameter section of pipe is proposed to be moved into Jack Munday Reserve and retain the size of 600mm diameter. At the south east of the site, a section of 600mm diameter pipe is proposed to be moved under the footpath. The new section of stormwater pipe will have several new inlet pits and a pipe diameter of 600mm.

The TUFLOW model was updated with the proposed building floor levels and pad levels. Refer to Figure 4. The material roughness was also updated for these areas. Stormwater drainage was updated to reflect the proposed design.

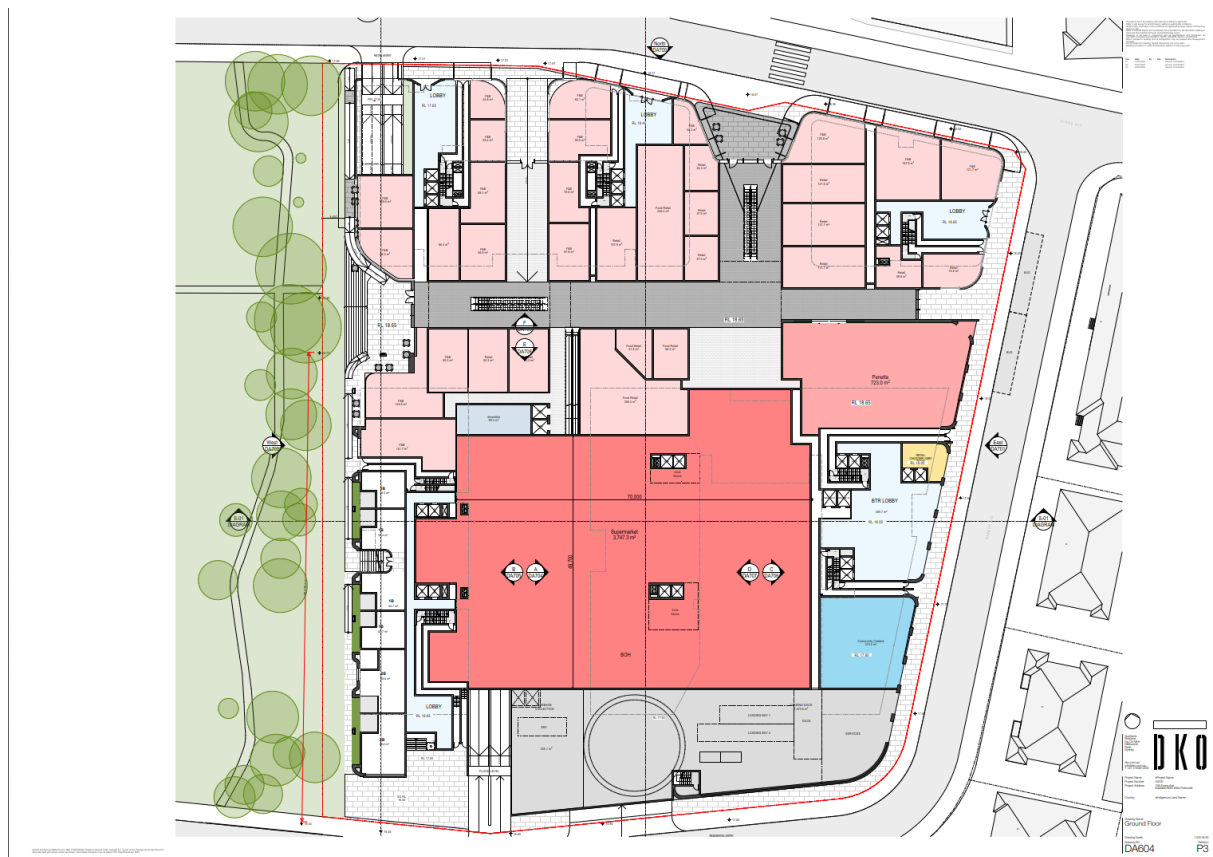


Figure 3 - Architectural Plan - Ground Floor

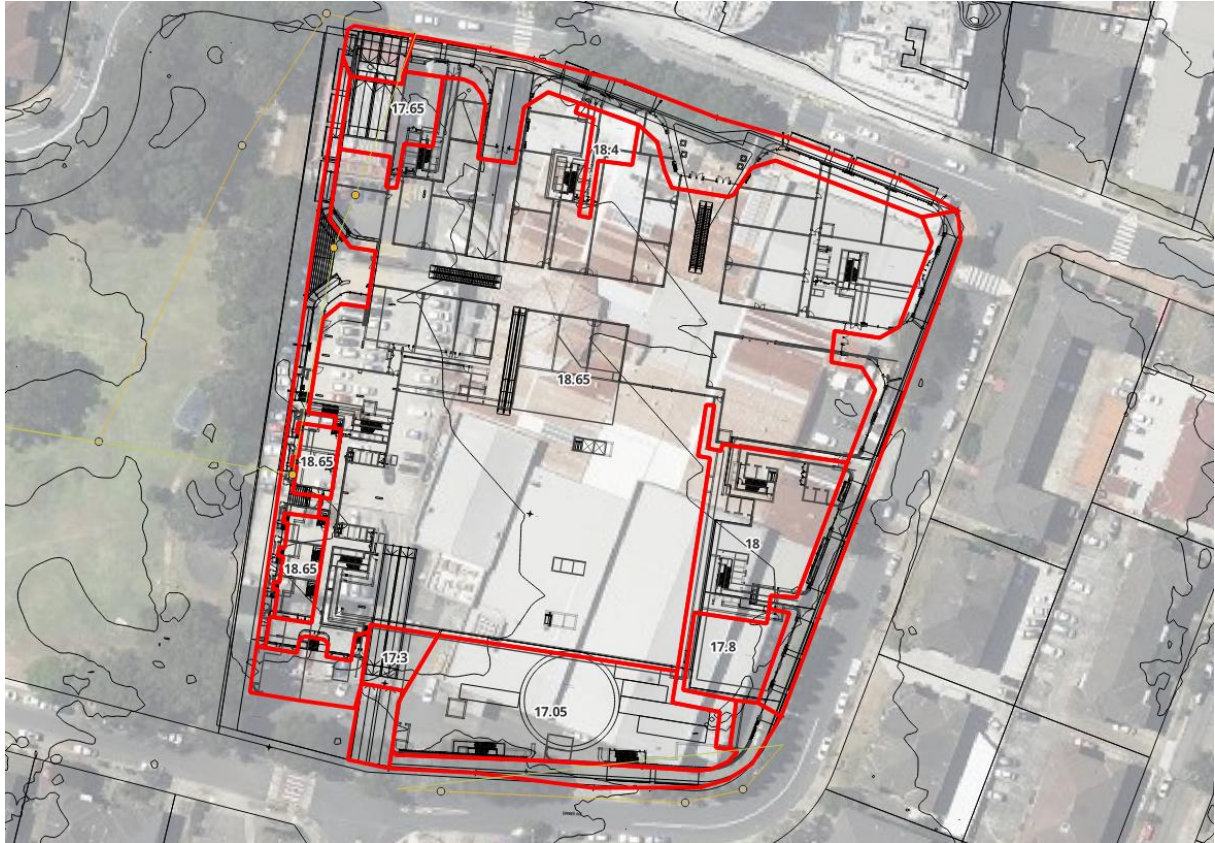


Figure 4 - Proposed Floor Levels

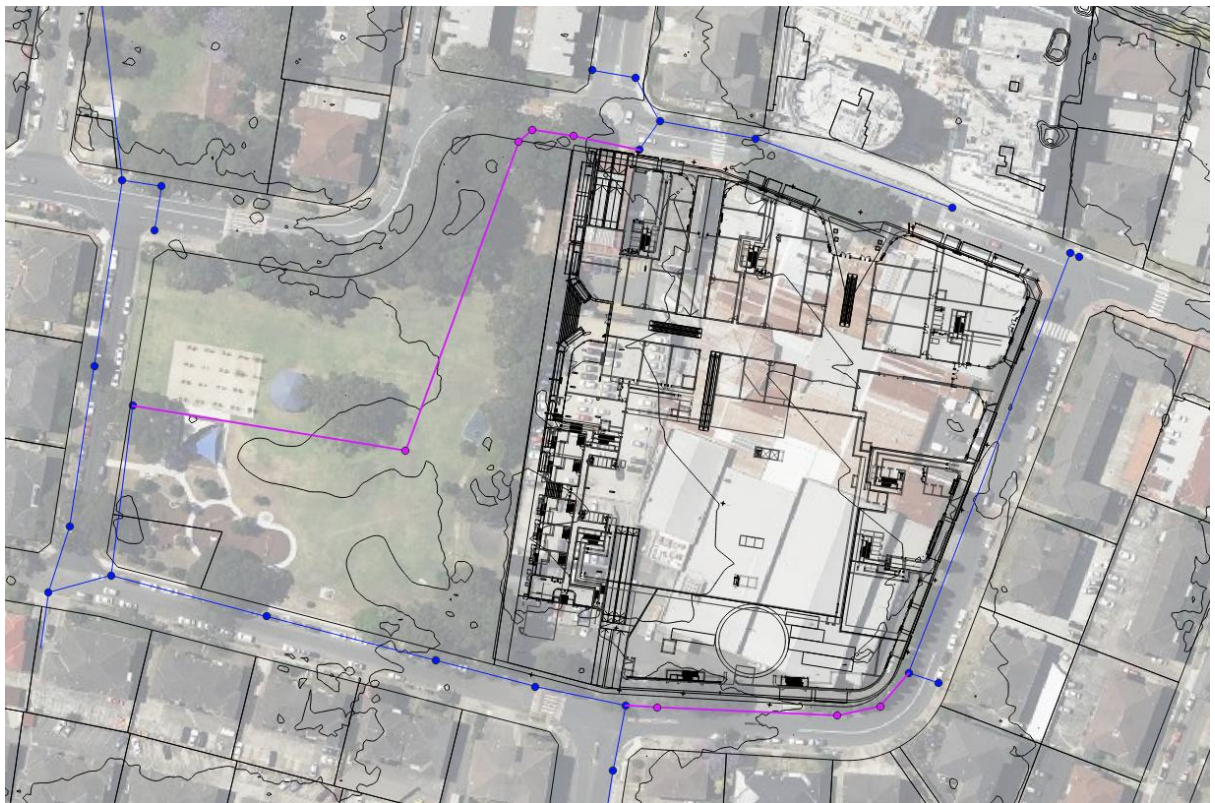


Figure 5 - Proposed Drainage (Purple) and Existing Drainage (Blue) Network

3.2.3. Climate Change Sensitivity

The sensitivity of the site to climate change was modelled by increasing the rainfall intensity of the 1% AEP storm. Sea level rise was not considered or modelled for this site as it is not relevant given the elevation.

Section 9.5.4 of the Bayside DCP 2022 requires the following scenarios to be considered:

- Impacts of sea level rise in 2050 and 2100
- Impacts of sea level rise combined with increased rainfall intensity in 2050 and 2100

Australian Rainfall and Runoff 4.2 (ARR 4.2) provides guidance on the inclusion of climate change in flood modelling. The datahub website provides data for a range of SSP scenarios and time horizons.

The SSP2 – 4.5 was adopted for 2050 and 2100 to assess climate change at the site. This scenario was selected as a reasonable likely future climate outlook. Table 5 summarises the scenario adopted, warming associated with the scenario, and percentage increase in rainfall for a 1 hour storm.

Table 5 - Climate Change Scenarios

Modelled Scenario	Climate Scenario	Degrees Celsius of Warming	Increased Rainfall Intensity for a 1 hour storm
2050	SSP2 – 4.5	1.7	27%
2100	SSP2 – 4.5	2.5	41%

4. Flood Model Results

4.1. Flood Results

The flood model results are presented in Appendix A.

Figure 6 show key locations where water levels and hazard classification have been reported. Table 6 presents water levels and flood hazard classification for a number of locations around the site for the existing conditions. Table 7 presents the same results for the developed conditions. Table 8 shows the afflux (difference in water levels) and change in hazard between the existing and developed conditions.

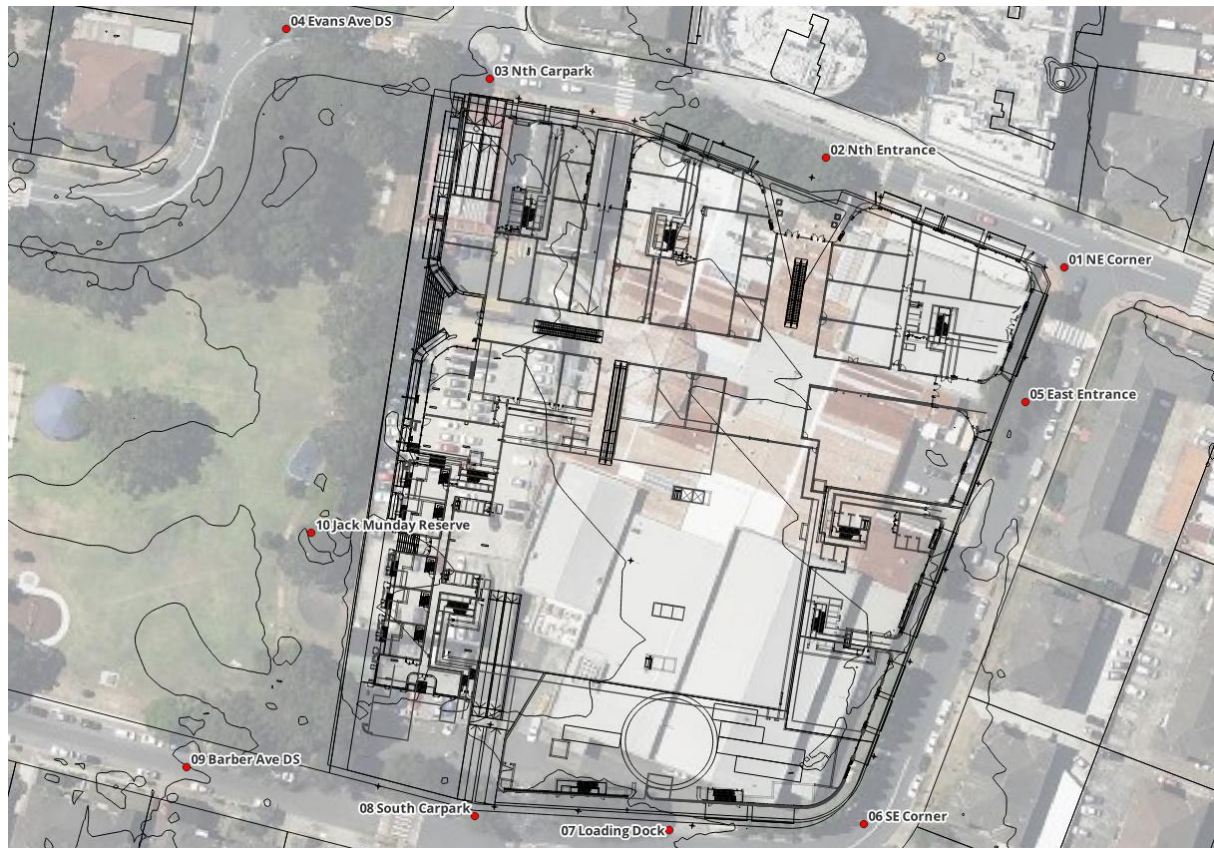


Figure 6 - Reporting Locations

Table 6 - Flood Results - Existing Conditions

	1% AEP		1% AEP + Climate Change 2050		1% AEP + Climate Change 2100		PMF	
Location	Water Level (m AHD)	Hazard Classification	Water Level (m AHD)	Hazard Classification	Water Level (m AHD)	Hazard Classification	Water Level (m AHD)	Hazard Classification
01 NE Corner	18.55	1	18.56	1	18.56	1	18.74	2
02 Nth Entrance	18.35	1	18.36	1	18.36	1	18.45	1
03 Nth Carpark	17.13	1	17.14	1	17.14	1	17.18	1
04 Evans Ave DS	16.51	1	16.52	1	16.54	1	16.63	1
05 East Entrance	18.29	1	18.31	1	18.32	1	18.41	1
06 SE Corner	17.4	1	17.42	1	17.42	1	17.64	2
07 Loading Dock	17.04	1	17.06	1	17.06	1	17.25	3

08 South Carpark	16.7	1	16.74	1	16.74	1	16.99	3
09 Barber Ave DS	16.08	1	16.11	1	16.11	1	16.28	2
10 Jack Munday Reserve	16.16	1	16.2	1	16.2	1	16.35	1

Table 7 - Flood Results - Developed Conditions

	1% AEP		1% AEP + Climate Change 2050		1% AEP + Climate Change 2100		PMF	
Location	Water Level (m AHD)	Hazard Classification	Water Level (m AHD)	Hazard Classification	Water Level (m AHD)	Hazard Classification	Water Level (m AHD)	Hazard Classification
01 NE Corner	18.55	1	18.57	1	18.57	1	18.74	2
02 Nth Entrance	18.36	1	18.37	1	18.37	1	18.47	1
03 Nth Carpark	17.14	1	17.15	1	17.15	1	17.19	1
04 Evans Ave DS	16.52	1	16.54	1	16.54	1	16.63	1
05 East Entrance	18.29	1	18.32	1	18.32	1	18.41	1
06 SE Corner	17.4	1	17.42	1	17.42	1	17.64	2
07 Loading Dock	17.03	1	17.07	1	17.07	1	17.24	3
08 South Carpark	16.71	1	16.74	1	16.74	1	17.02	3
09 Barber Ave DS	16.08	1	16.11	1	16.11	1	16.33	2
10 Jack Munday Reserve	16.16	1	16.2	1	16.2	1	16.3	1

Table 8 - Flood Results - Change in Water Level and Hazard

	1% AEP		1% AEP + Climate Change 2050		1% AEP + Climate Change 2100		PMF	
Location	Afflux (m)	Change in Hazard	Afflux (m)	Change in Hazard	Afflux (m)	Change in Hazard	Afflux (m)	Change in Hazard
01 NE Corner	0	0	0	0	0	0	-0.004	0
02 Nth Entrance	0.006	0	0.007	0	0.007	0	0.018	0
03 Nth Carpark	0.012	0	0.012	0	0.012	0	0.012	0
04 Evans Ave DS	0.011	0	0.004	0	0.004	0	0.007	0
05 East Entrance	0	0	-0.001	0	-0.001	0	0.001	0
06 SE Corner	-0.002	0	-0.01	0	-0.01	0	0	0
07 Loading Dock	-0.009	0	-0.009	0	-0.009	0	-0.013	0
08 South Carpark	0.005	0	0.005	0	0.005	0	0.035	0
09 Barber Ave DS	0	0	0.003	0	0.003	0	0.042	0
10 Jack Munday Reserve	-0.006	0	-0.004	0	-0.004	0	-0.046	0

4.2. Flood Results Discussion

In existing conditions, water flows from the high point at north-east corner west along Evans Avenue and south along Barber Ave. Some water in Evans Avenue spills into the existing carpark and flows through to Jack Munday Reserve where it continues west.

Water in Barber Avenue flows south and then west. Some water in Barber Avenue to the south of the site spills into the parking area of the existing site and flows north west to Jack Munday Reserve.

All flows in the 1% AEP in the gutter are less than 400mm. Most flood depths in the gutters are less than 200mm. The flooding around the existing site classified as H1 with small areas of H2. Refer to Figure 7.

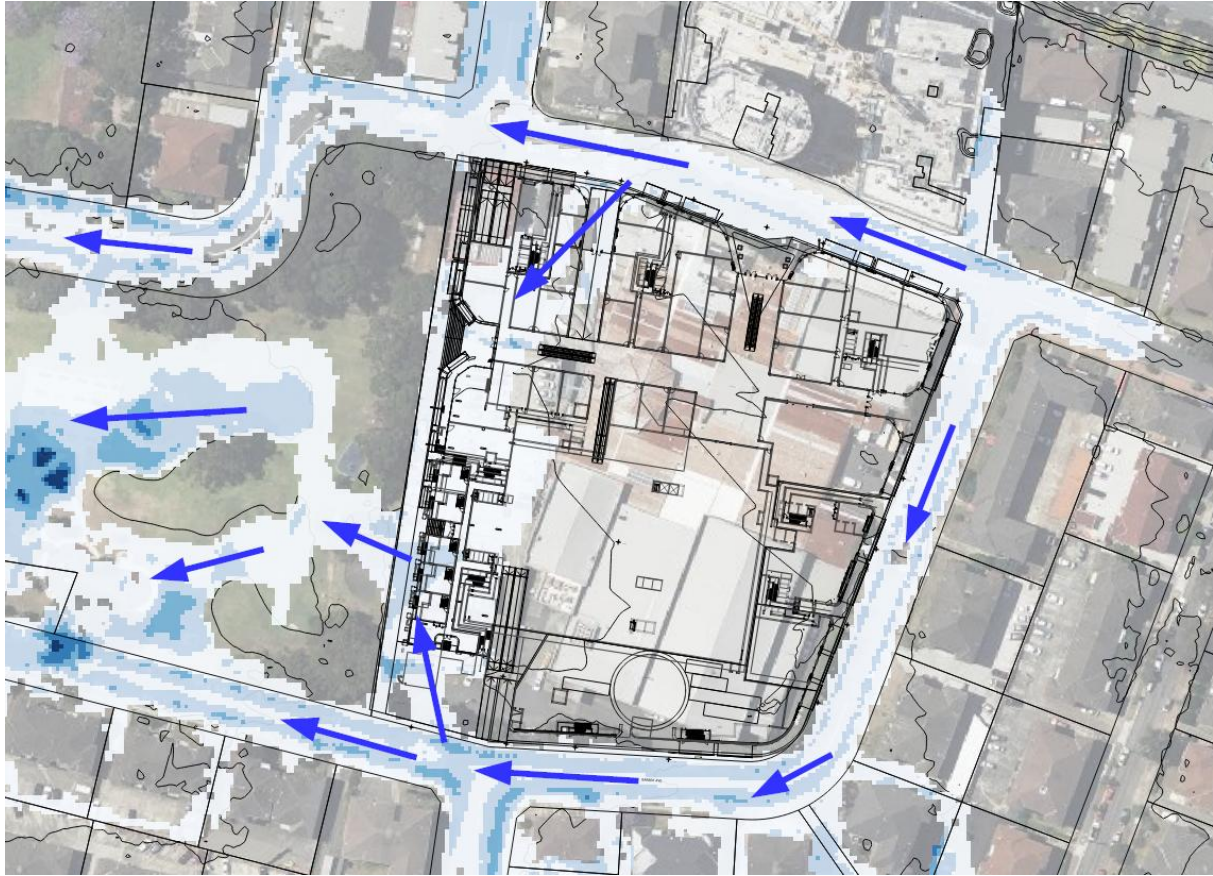


Figure 7 - Existing Conditions - Flow Direction

In developed conditions, the flood patterns are almost entirely the same since the changed FFLs are outside the 1% AEP flood extent. The two flow paths from the north and south that previously entered the carpark have been altered and now run along the western edge of the site.

Flood depth remains shallow and flood hazard is unchanged across the entirety of the site and surrounding area. Refer to Figure 8.



Figure 8 - Developed Conditions - Altered Flowpath around site

Afflux impacts in the 1% AEP were found to be confined to the road reserve or western edge of the site. The afflux impact was typically less than 20mm. There was no change in hazard due to the proposed works.

To the north west of the site, afflux impacts were found to occur on a private property – 14 Racecourse Place. The impacts were along the southern boundary and were at worst 13mm. With more accurate survey and feature modelling in this area, the impact on the private property is expected to be resolved in future iterations of the flood model. Refer to Figure 9.



Figure 9 - 1% AEP Afflux Map

4.3. Flood Level Requirements

The Bayside DCP 2022 defines flood prone land as 1% AEP plus 0.5m freeboard affected land.

A habitable floor area is in an industrial or commercial situation: an area used for offices or to store valuable possessions susceptible to flood damage in the event of a flood.

For low flood hazard areas (Hazard Category H1 and H2), floor level controls for a commercial development are:

- Habitable floor levels to be no lower than the 1% AEP flood level plus 0.5m freeboard
- Non-habitable floor levels to be no lower than 1% AEP flood level.

Furthermore:

- Basement garages/storage/car parking, low-level driveways must be physically protected from inundation by floods equal to or greater than the 1% AEP flood level plus 0.5m freeboard or PMF flood level, whichever is higher. The crest of the driveway shall be located within the property boundary.

Table 9 shows the 1% AEP flood level, flood planning level, the adjacent FFL, compliance, and comment for the proposed development at a number of key locations.

Table 9 - Flood Planning Levels

Location	1% AEP Water	Flood Planning Level (1% AEP + 0.5m)	Adjacent FFL	Complies?	Comment
----------	--------------	--------------------------------------	--------------	-----------	---------

	Level (m AHD)				
01 NE Corner	18.55	19.05	18.65	No	Shallow overland flow in gutter. FFL is above 1% AEP. FFL is adequate for the flood risk and preserves streetscape amenity.
02 Nth Entrance	18.36	18.86	18.65	No	Shallow overland flow in gutter. FFL is above 1% AEP. FFL is adequate for the flood risk and preserves streetscape amenity.
03 Nth Carpark	17.14	17.64	17.65	Yes	
05 East Entrance	18.29	18.79	18.65	No	Shallow overland flow in gutter. FFL is above 1% AEP. FFL is adequate for the flood risk and preserves streetscape amenity.
06 SE Corner	17.4	17.9	18.00	Yes	
07 Loading Dock	17.03	17.53	17.05	No	Non-habitable area. Goods to be stored in elevated locations.
08 South Carpark	16.71	17.21	17.30	Yes	

5. Conclusion

This report supports the SSDA for a major mixed-use redevelopment at 19a Evans Avenue Eastlakes Stage 2 (South Site).

A detailed hydraulic model has been developed to assess the flood patterns and flood risk of the site. It was found that the site is flood free in the 1% AEP event with climate change. Flooding occurs in the roadways surrounding the site. This flooding was found to be shallow overland flow regime, with predominantly low hazard flooding (H1–H2) and minor isolated higher hazard areas under more extreme events. Critically, the proposed development does not worsen flood behaviour with no unacceptable afflux occurring on private property. Hydraulic hazard is unchanged across all scenarios, and flood impacts remain contained to roads and site edges.

While some finished floor levels sit below the flood planning level, they remain above the 1% AEP with climate change flood level. The FFLs are adequate as the shallow, low-risk nature of flow that occurs in the gutters adjacent to the site. The FFLs also balance urban design outcomes. Basement access is protected via raised entries.

The development is flood-compliant, resilient under future climate conditions, and delivers a high-density urban renewal outcome without adverse flood impacts on surrounding properties or the broader catchment.

Appendix A – Flood Maps

The first of these is the *Journal of the American Medical Association* (JAMA), which has been a leading voice in the medical profession for over a century. It is a weekly publication that covers a wide range of topics, from clinical medicine to public health. The second is the *New England Journal of Medicine* (NEJM), which is a leading journal in the field of internal medicine. The third is the *Lancet*, which is a leading journal in the field of general practice. The fourth is the *British Medical Journal* (BMJ), which is a leading journal in the field of general practice. The fifth is the *Medical Record*, which is a leading journal in the field of general practice. The sixth is the *Medical News*, which is a leading journal in the field of general practice. The seventh is the *Medical Record*, which is a leading journal in the field of general practice. The eighth is the *Medical News*, which is a leading journal in the field of general practice. The ninth is the *Medical Record*, which is a leading journal in the field of general practice. The tenth is the *Medical News*, which is a leading journal in the field of general practice.



NORTH SYDNEY

LEVEL 10
124 WALKER STREET
NORTH SYDNEY NSW 2060
02 9439 1777
INFO@ATL.NET.AU

PARRAMATTA

SUITE 1.02 LEVEL 1
60 STATION STREET
PARRAMATTA NSW 2150
02 9068 8517
INFO@ATL.NET.AU

BRISBANE

SUITE A1 LEVEL 20
127 CREEK STREET
BRISBANE QLD 4000
07 3211 9581
INFO-QLD@ATL.NET.AU

MELBOURNE

LEVEL 4
50 MARKET STREET
MELBOURNE VIC 3000
03 9124 7350
INFO-VIC@ATL.NET.AU

atl.net.au



Client:
Builtcom Developments Eastlakes Pty Ltd

Project Name:
**19a Evans Avenue
Eastlakes**

Drawing Title:
**Existing Scenario
1% AEP Event
Flood Depth**



Scale at A3
0 10 20 30 40 m
1:1000 (A3)

Status: Issue for SSDA

Drawing Name: 25-1352-E-1pc-A	Issue: A
---	--------------------

Rev	Date	By	Approved
A	22/05/2026	DW	JC

Legend

XX-XXXXXX-FLOOD-PLANS

Project

Road Names

Site Location

Cadastre

FLOOD LEVEL CONTOURS (mAHD)

FLOOD DEPTH (m)

0.00 to 0.25

0.25 to 0.50

0.50 to 0.75

0.75 to 1.00

1.00 to 1.25

1.25 to 1.50

1.50 to 1.75

1.75 to 2.00

> 2.00

Proposed Development



Level 10, 124 Walker St
North Sydney, NSW
2060
ABN 96 130 882 405
Tel: 02 9439 1777
Fax: 02 9923 1055
www.atl.net.au
info@atl.net.au

Client:
Builtcom Developments Eastlakes Pty Ltd

Project Name:
**19a Evans Avenue
Eastlakes**

Drawing Title:
**Existing Scenario
1% AEP Event
Flood Velocity**



Scale at A3
0 10 20 30 40 m
1:1000 (A3)

Status: Issue for SSDA

Drawing Name:
25-1352-E-1pc-B

Issue:
A

Rev	Date	By	Approved
A	22/05/2026	DW	JC

Legend

XX-XXXXXX-FLOOD-PLANS

Project

Road Names

Site Location

Cadastre

FLOOD VELOCITY (m/s)

0 - 0.3

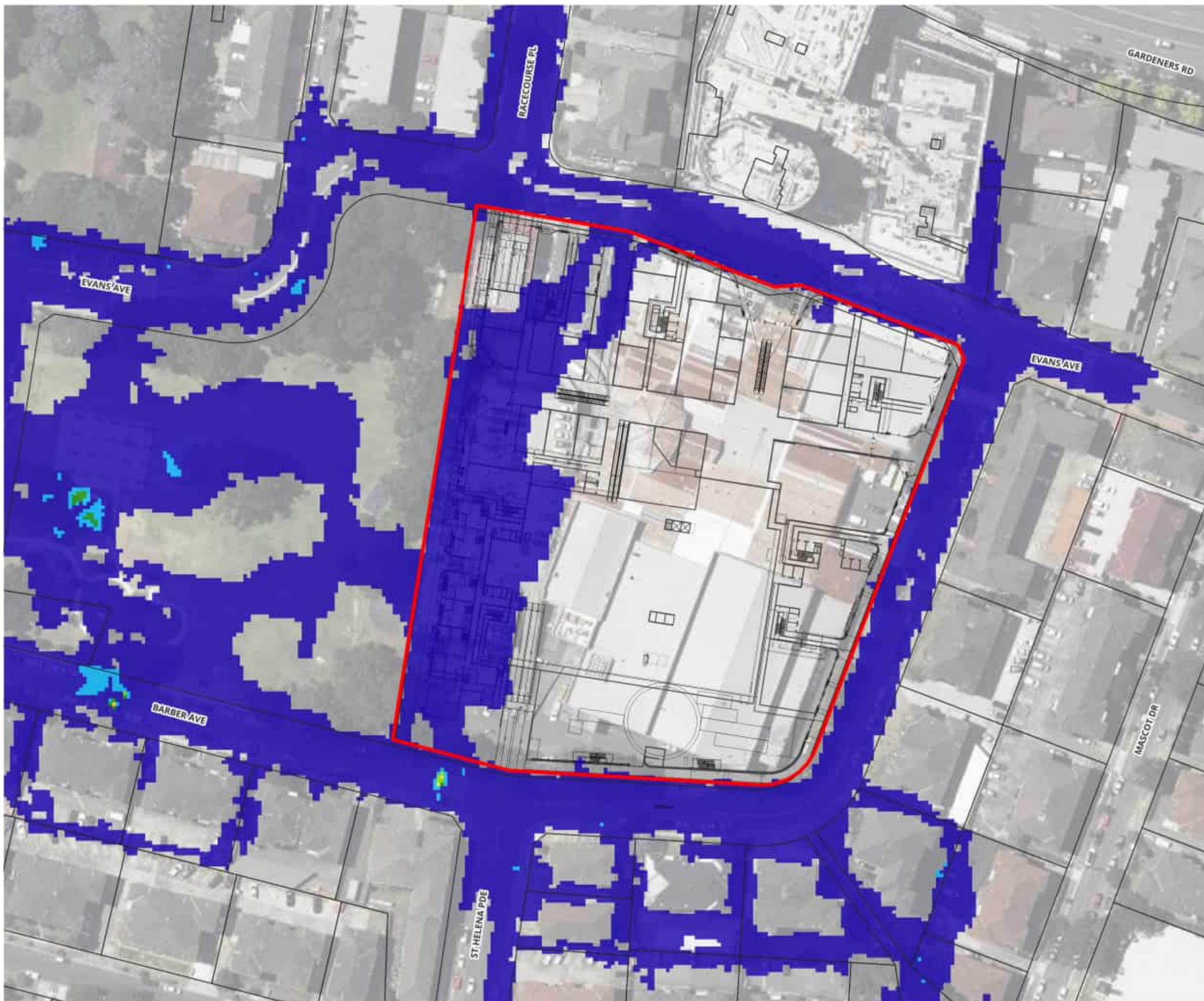
0.3 - 0.6

0.6 - 1.0

1.0 - 1.4

> 1.4

Proposed Development



at&i
Level 10, 124 Walker St
North Sydney, NSW
2060
ABN 96 130 882 405
Tel: 02 9439 1777
Fax: 02 9923 1055
www.atl.net.au
info@atl.net.au

Client:
Builtcom Developments Eastlakes Pty Ltd

Project Name:
**19a Evans Avenue
Eastlakes**

Drawing Title:
**Existing Scenario
1% AEP Event
Flood Hazard**



Scale at A3
0 10 20 30 40 m
1:1000 (A3)

Status: Issue for SSDA
Note: Symbology based on Flood Hazard Flood Risk
Management Guide FB03 thresholds

Drawing Name:
25-1352-E-1pc-C

Issue:
A

Rev	Date	By	Approved
A	22/05/2026	DW	JC

Legend

XX-XXXXXX-FLOOD-PLANS

Project

Road Names

Site Location

Cadastre

FLOOD HAZARD

H1

H2

H3

H4

H5

H6

Proposed Development



at&i
Level 10, 124 Walker St
North Sydney, NSW
2060
ABN 96 130 882 405
Tel: 02 9439 1777
Fax: 02 9923 1055
www.atl.net.au
info@atl.net.au

Client:
Builtcom Developments Eastlakes Pty Ltd

Project Name:
**19a Evans Avenue
Eastlakes**

Drawing Title:
**Existing Scenario
Climate Change Sensitivity 2050
1% AEP Event
Flood Depth**



Scale at A3
0 10 20 30 40 m
1:1000 (A3)

Status: Issue for SSDA

Drawing Name:
25-1352-E-1pc-CC2050-A

Issue:
A

Rev	Date	By	Approved
A	22/05/2026	DW	JC

Legend

XX-XXXXXX-FLOOD-PLANS

Project

Road Names

Site Location

Cadastre

FLOOD LEVEL CONTOURS (mAHD)

FLOOD DEPTH (m)

0.00 to 0.25

0.25 to 0.50

0.50 to 0.75

0.75 to 1.00

1.00 to 1.25

1.25 to 1.50

1.50 to 1.75

1.75 to 2.00

> 2.00

Proposed Development



at&i
Level 10, 124 Walker St
North Sydney, NSW
2060
ABN 96 130 882 405
Tel: 02 9439 1777
Fax: 02 9923 1055
www.atl.net.au
info@atl.net.au

Client:
Builtcom Developments Eastlakes Pty Ltd

Project Name:
**19a Evans Avenue
Eastlakes**

Drawing Title:
**Existing Scenario
Climate Change Sensitivity 2050
1% AEP Event
Flood Velocity**



Scale at A3
0 10 20 30 40 m
1:1000 (A3)

Status: Issue for SSDA

Drawing Name:
25-1352-E-1pc-CC2050-B

Issue:
A

Rev	Date	By	Approved
A	22/05/2026	DW	JC

Legend

XX-XXXXXX-FLOOD-PLANS

Project

Road Names

Site Location

Cadastre

FLOOD VELOCITY (m/s)

0 - 0.3

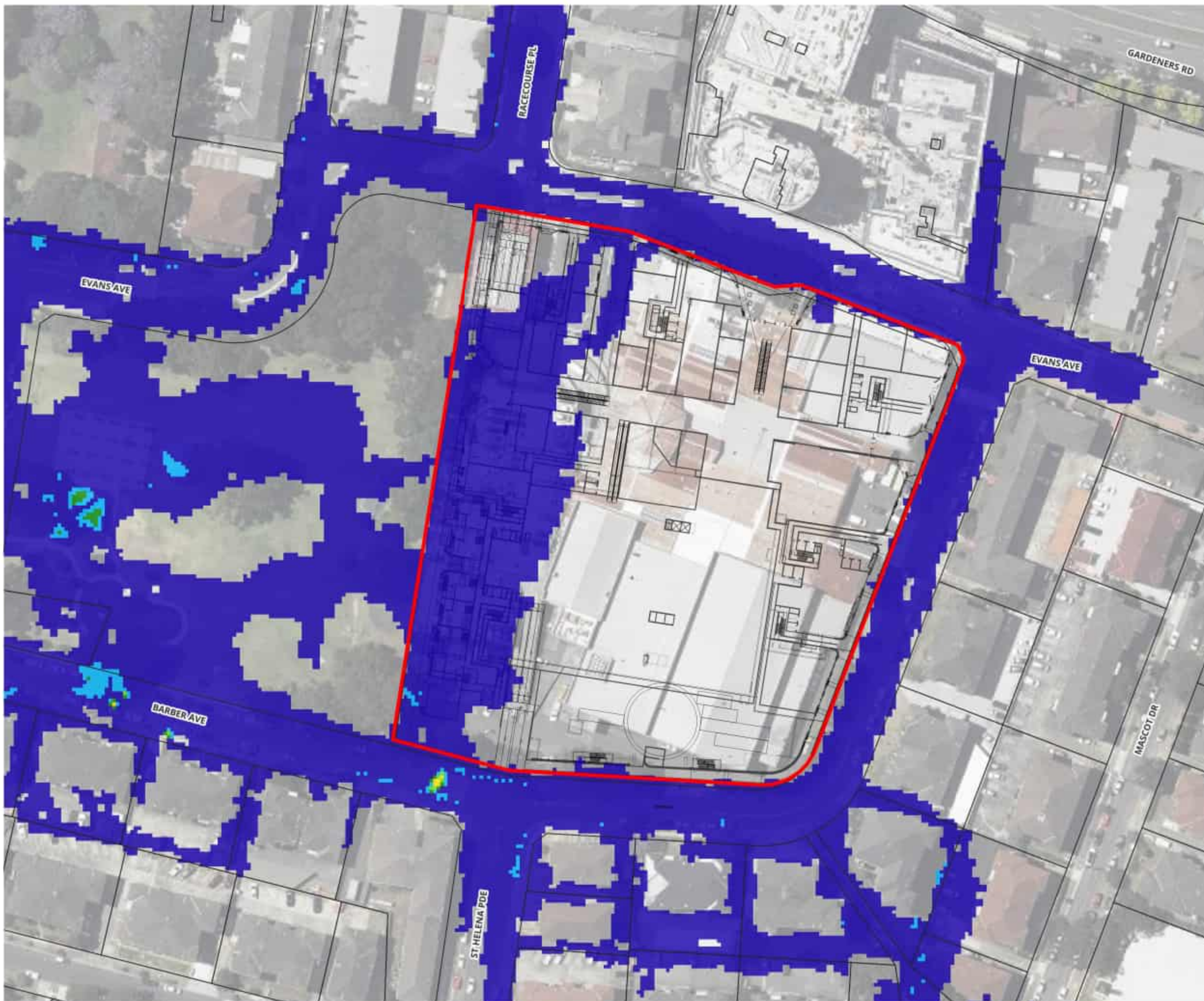
0.3 - 0.6

0.6 - 1.0

1.0 - 1.4

> 1.4

Proposed Development



at&i
Level 10, 124 Walker St
North Sydney, NSW
2060
ABN 96 130 882 405
Tel: 02 9439 1777
Fax: 02 9923 1055
www.atl.net.au
info@atl.net.au

Client:
Builtcom Developments Eastlakes Pty Ltd

Project Name:
**19a Evans Avenue
Eastlakes**

Drawing Title:
**Existing Scenario
Climate Change Sensitivity 2050
1% AEP Event
Flood Hazard**



Scale at A3
0 10 20 30 40 m
1:1000 (A3)

Status: Issue for SSDA
Note: Symbology based on Flood Hazard Flood Risk
Management Guide FB03 thresholds

Drawing Name:
25-1352-E-1pc-CC2050-C

Issue:
A

Rev	Date	By	Approved
A	22/05/2026	DW	JC

Legend

XX-XXXXXX-FLOOD-PLANS

Project

Road Names

Site Location

Cadastre

FLOOD HAZARD

H1

H2

H3

H4

H5

H6

Proposed Development



Client:
Builtcom Developments Eastlakes Pty Ltd

Project Name:
**19a Evans Avenue
Eastlakes**

Drawing Title:
**Existing Scenario
Climate Change Sensitivity 2100
1% AEP Event
Flood Depth**



Scale at A3
0 10 20 30 40 m
1:1000 (A3)

Status: Issue for SSDA

Drawing Name:
25-1352-E-1pc-CC2100-A

Issue:
A

Rev	Date	By	Approved
A	22/05/2026	DW	JC

Legend

XX-XXXXXX-FLOOD-PLANS

Project

Road Names

Site Location

Cadastre

FLOOD LEVEL CONTOURS (mAHD)

FLOOD DEPTH (m)

0.00 to 0.25

0.25 to 0.50

0.50 to 0.75

0.75 to 1.00

1.00 to 1.25

1.25 to 1.50

1.50 to 1.75

1.75 to 2.00

> 2.00

Proposed Development



at&i
Level 10, 124 Walker St
North Sydney, NSW
2060
ABN 96 130 882 405
Tel: 02 9439 1777
Fax: 02 9923 1055
www.atl.net.au
info@atl.net.au

Client:
Builtcom Developments Eastlakes Pty Ltd

Project Name:
**19a Evans Avenue
Eastlakes**

Drawing Title:
**Existing Scenario
Climate Change Sensitivity 2100
1% AEP Event
Flood Velocity**



Scale at A3
0 10 20 30 40 m
1:1000 (A3)

Status: Issue for SSDA

Drawing Name:
25-1352-E-1pc-CC2100-B

Issue:
A

Rev	Date	By	Approved
A	22/05/2026	DW	JC

Legend

XX-XXXXXX-FLOOD-PLANS

Project

Road Names

Site Location

Cadastre

FLOOD VELOCITY (m/s)

0 - 0.3

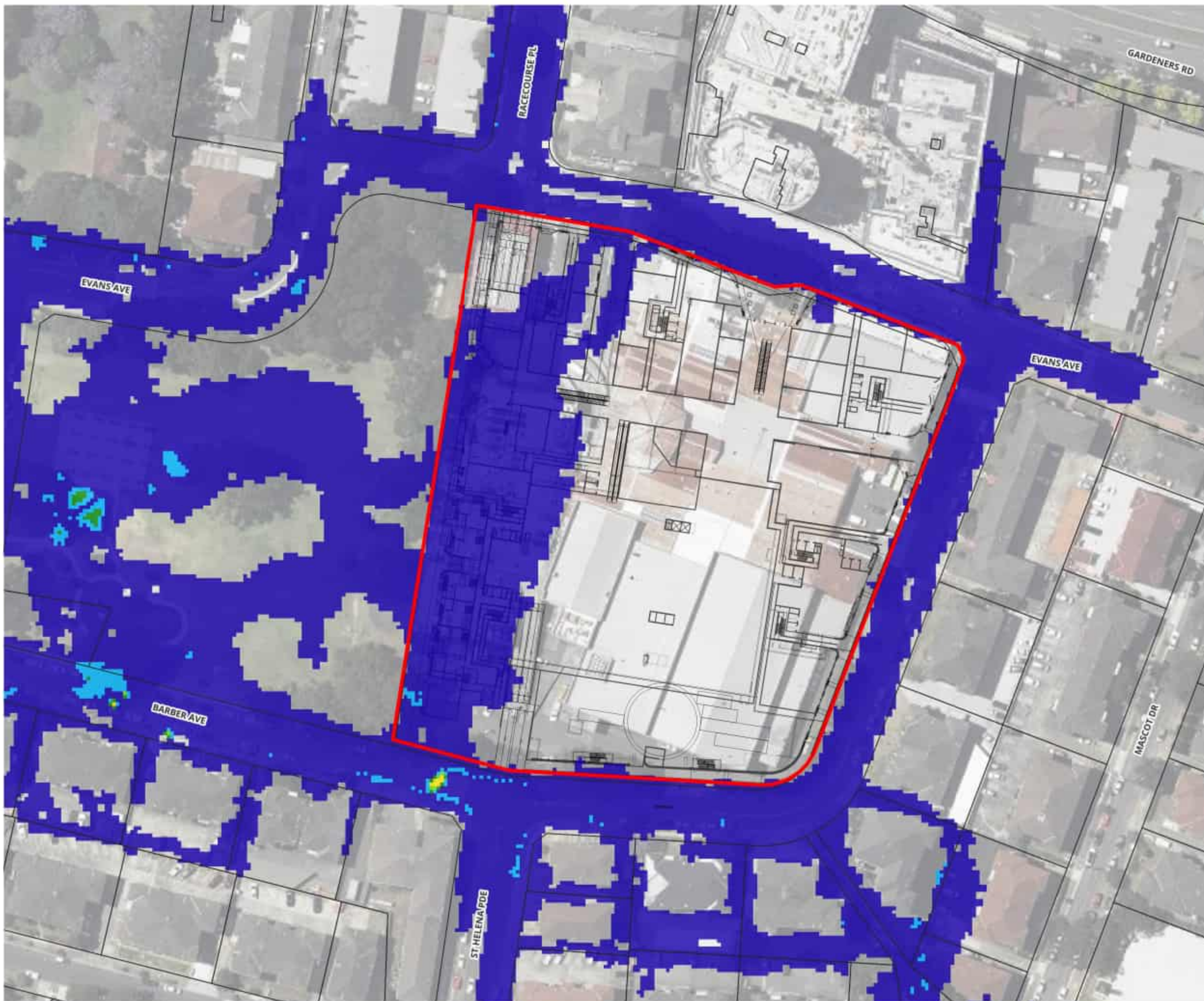
0.3 - 0.6

0.6 - 1.0

1.0 - 1.4

> 1.4

Proposed Development



at&i
Level 10, 124 Walker St
North Sydney, NSW
2060
ABN 96 130 882 405
Tel: 02 9439 1777
Fax: 02 9923 1055
www.atl.net.au
info@atl.net.au

Client:
Builtcom Developments Eastlakes Pty Ltd

Project Name:
**19a Evans Avenue
Eastlakes**

Drawing Title:
**Existing Scenario
Climate Change Sensitivity 2100
1% AEP Event
Flood Hazard**



Scale at A3
0 10 20 30 40 m
1:1000 (A3)

Status: Issue for SSDA
Note: Symbology based on Flood Hazard Flood Risk
Management Guide FB03 thresholds

Drawing Name:
25-1352-E-1pc-CC2100-C

Issue:
A

Rev	Date	By	Approved
A	22/05/2026	DW	JC

Legend

XX-XXXXXX-FLOOD-PLANS

Project

Road Names

Site Location

Cadastral

FLOOD HAZARD

H1

H2

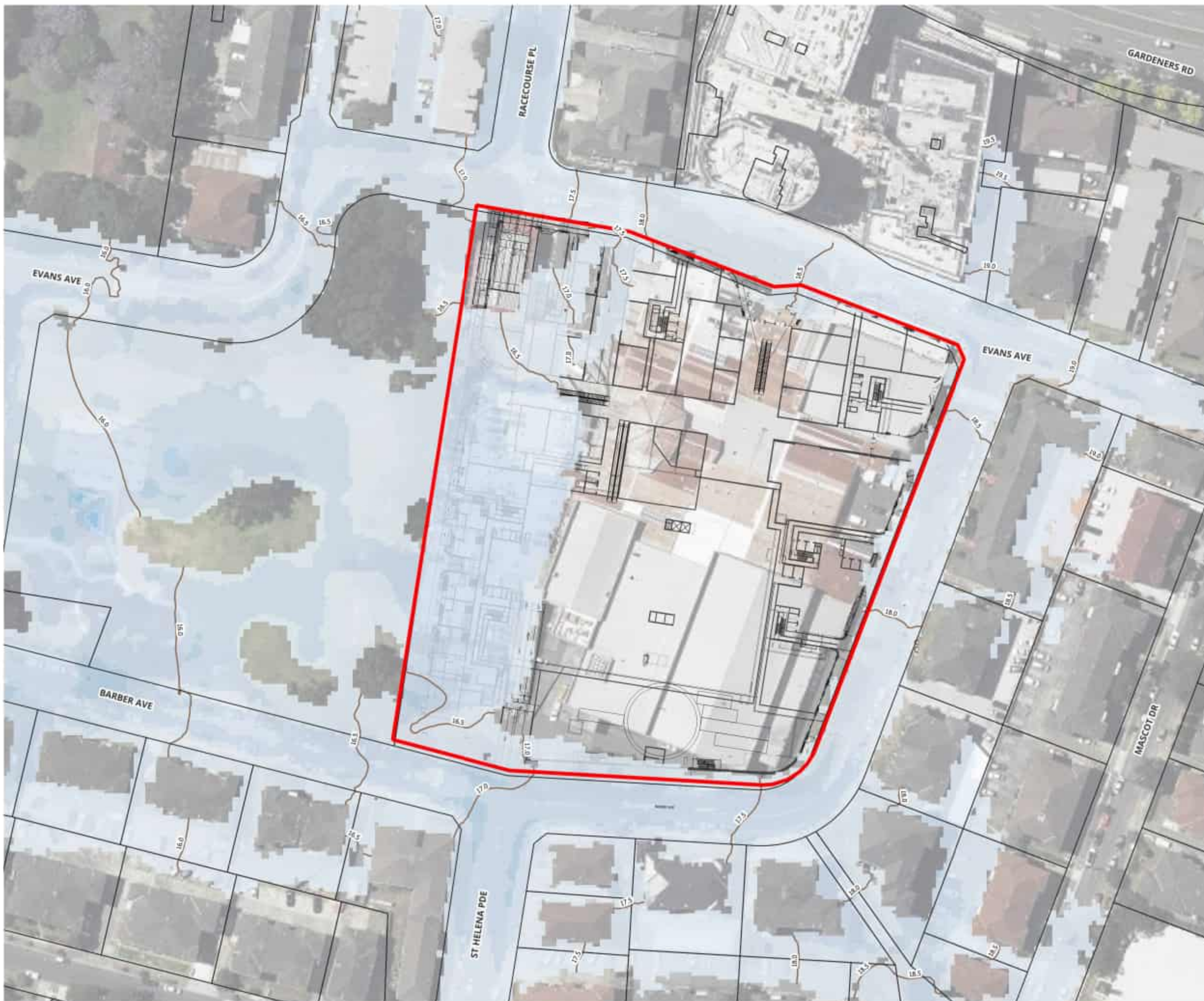
H3

H4

H5

H6

Proposed Development



Client:
Builtcom Developments Eastlakes Pty Ltd

Project Name:
**19a Evans Avenue
Eastlakes**

Drawing Title:
**Existing Scenario
PMF Event
Flood Depth**



Scale at A3
0 10 20 30 40 m
1:1000 (A3)

Status: Issue for SSDA

Drawing Name:
25-1352-E-PMF-A

Issue:
A

Rev	Date	By	Approved
A	22/05/2026	DW	JC

Legend

XX-XXXXXX-FLOOD-PLANS

Project

Road Names

Site Location

Cadastre

FLOOD LEVEL CONTOURS (mAHD)

FLOOD DEPTH (m)

0.00 to 0.25

0.25 to 0.50

0.50 to 0.75

0.75 to 1.00

1.00 to 1.25

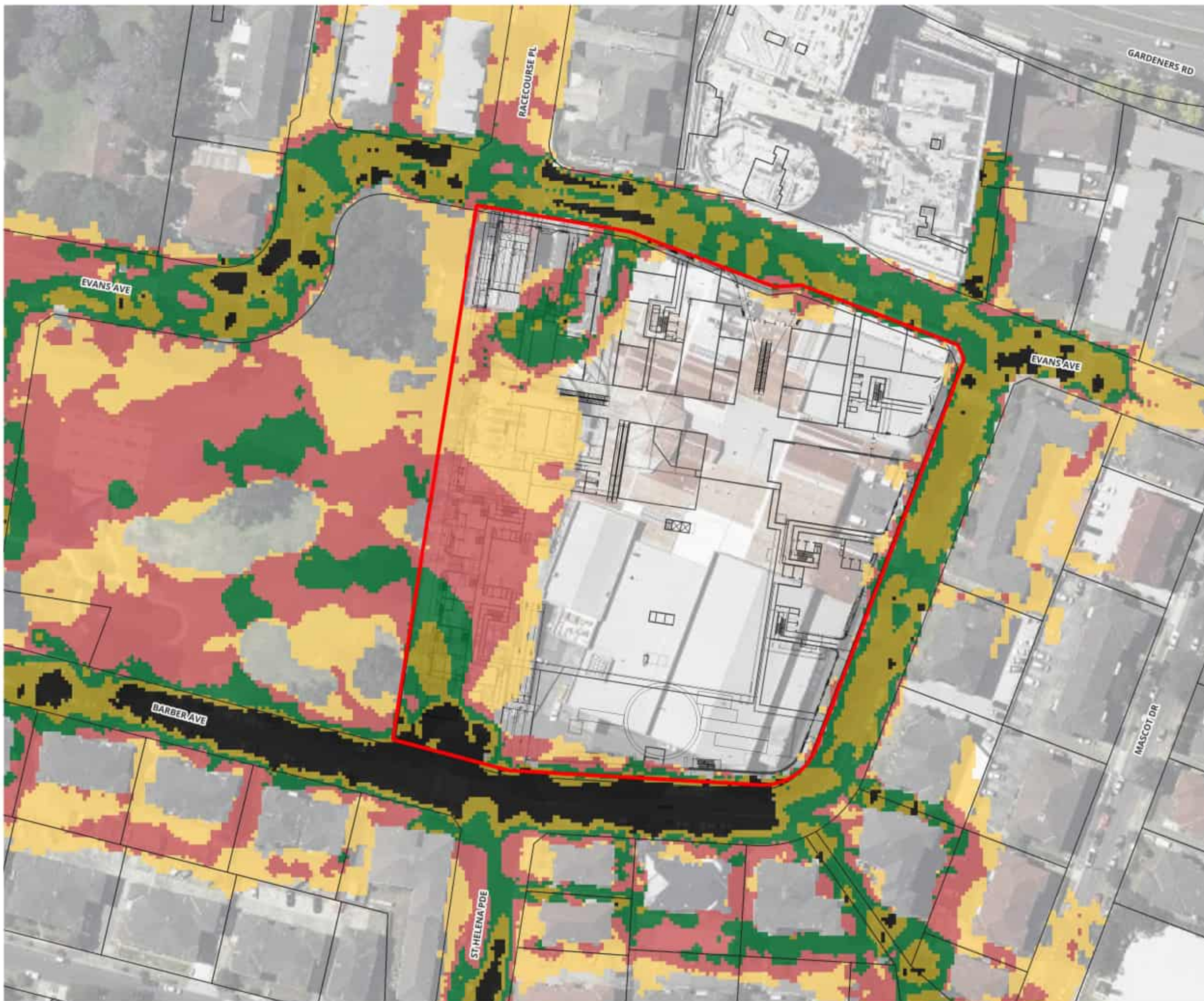
1.25 to 1.50

1.50 to 1.75

1.75 to 2.00

> 2.00

Proposed Development



at&i
Level 10, 124 Walker St
North Sydney, NSW
2060
ABN 96 130 882 405
Tel: 02 9439 1777
Fax: 02 9923 1055
www.atl.net.au
info@atl.net.au

Client:
Builtcom Developments Eastlakes Pty Ltd

Project Name:
**19a Evans Avenue
Eastlakes**

Drawing Title:
**Existing Scenario
PMF Event
Flood Velocity**

Scale at A3
0 10 20 30 40 m
1:1000 (A3)

Status: Issue for SSDA

Drawing Name:
25-1352-E-PMF-B

Issue:
A

Rev	Date	By	Approved
A	22/05/2026	DW	JC

Legend

XX-XXXXXX-FLOOD-PLANS

Project

Road Names

Site Location

Cadastral

FLOOD VELOCITY (m/s)

0 - 0.3

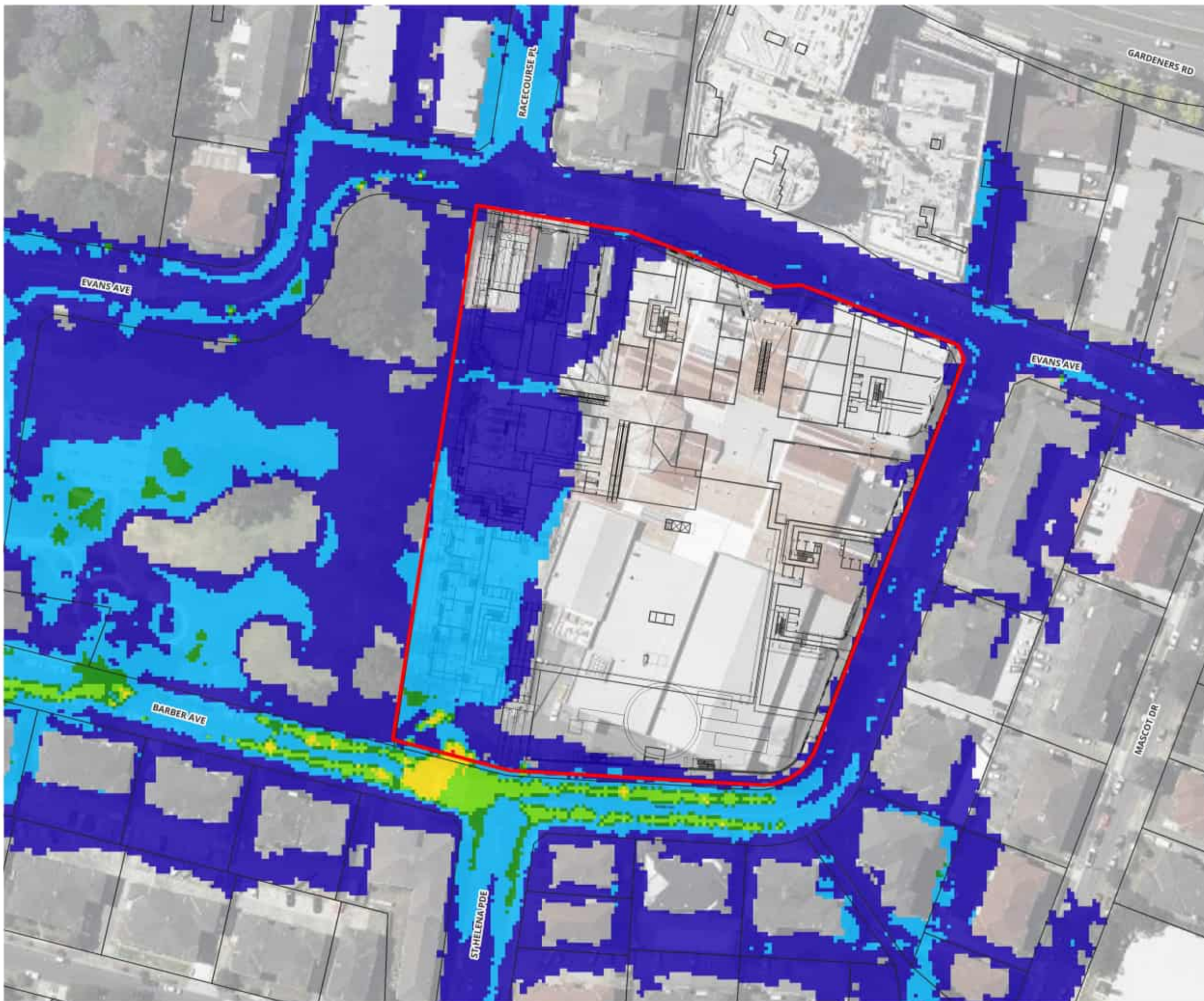
0.3 - 0.6

0.6 - 1.0

1.0 - 1.4

> 1.4

Proposed Development



at&i
Level 10, 124 Walker St
North Sydney, NSW
2060
ABN 96 130 882 405
Tel: 02 9439 1777
Fax: 02 9923 1055
www.atl.net.au
info@atl.net.au

Client:
Builtcom Developments Eastlakes Pty Ltd

Project Name:
**19a Evans Avenue
Eastlakes**

Drawing Title:
**Existing Scenario
PMF Event
Flood Hazard**



Scale at A3
0 10 20 30 40 m
1:1000 (A3)

Status: Issue for SSDA
Note: Symbology based on Flood Hazard Flood Risk
Management Guide FB03 thresholds

Drawing Name: **25-1352-E-PMF-C** Issue: **A**

Rev	Date	By	Approved
A	22/05/2026	DW	JC

Legend

XX-XXXXXX-FLOOD-PLANS

Project

Road Names

Site Location

Cadastral

FLOOD HAZARD

H1

H2

H3

H4

H5

H6

Proposed Development



Client:
Builtcom Developments Eastlakes Pty Ltd

Project Name:
**19a Evans Avenue
Eastlakes**

Drawing Title:
**Developed Scenario
1% AEP Event
Flood Depth**



Scale at A3
0 10 20 30 40 m
1:1000 (A3)

Status: Issue for SSDA

Drawing Name:
25-1352-D-1pc-A

Issue:
A

Rev	Date	By	Approved
A	22/05/2026	DW	JC

Legend

XX-XXXXXX-FLOOD-PLANS

Project

Road Names

Site Location

Cadastre

FLOOD LEVEL CONTOURS (mAHD)

FLOOD DEPTH (m)

0.00 to 0.25

0.25 to 0.50

0.50 to 0.75

0.75 to 1.00

1.00 to 1.25

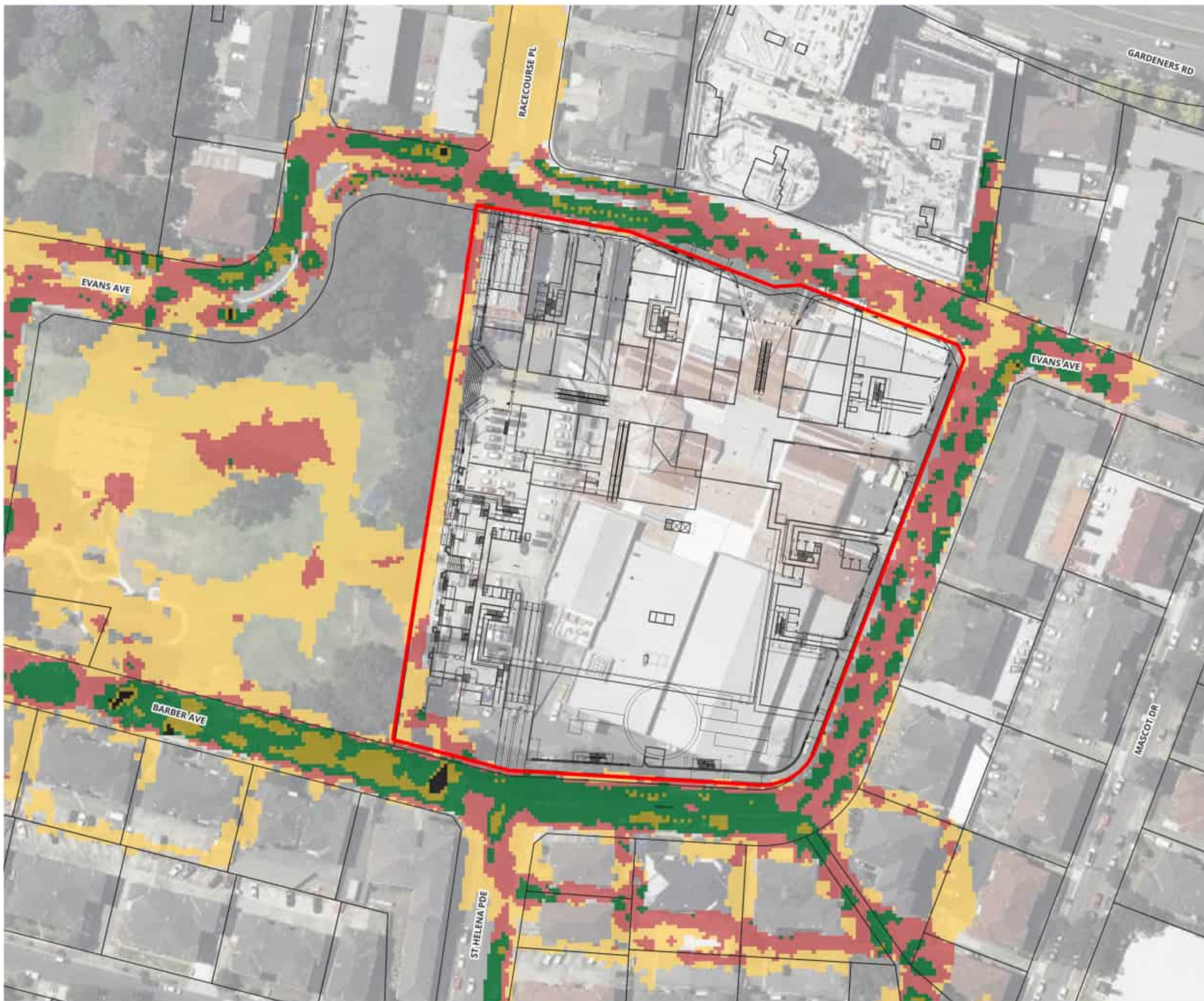
1.25 to 1.50

1.50 to 1.75

1.75 to 2.00

> 2.00

Proposed Development



at&i
Level 10, 124 Walker St
North Sydney, NSW
2060
ABN 96 130 882 405
Tel: 02 9439 1777
Fax: 02 9923 1055
www.atl.net.au
info@atl.net.au

Client:
Builtcom Developments Eastlakes Pty Ltd

Project Name:
**19a Evans Avenue
Eastlakes**

Drawing Title:
**Developed Scenario
1% AEP Event
Flood Velocity**

Scale at A3
0 10 20 30 40 m
1:1000 (A3)

Status: Issue for SSDA

Drawing Name:
25-1352-D-1pc-B

Issue:
A

Rev	Date	By	Approved
A	22/05/2026	DW	JC

Legend

XX-XXXXXX-FLOOD-PLANS

Project

Road Names

Site Location

Cadastral

FLOOD VELOCITY (m/s)

0 - 0.3

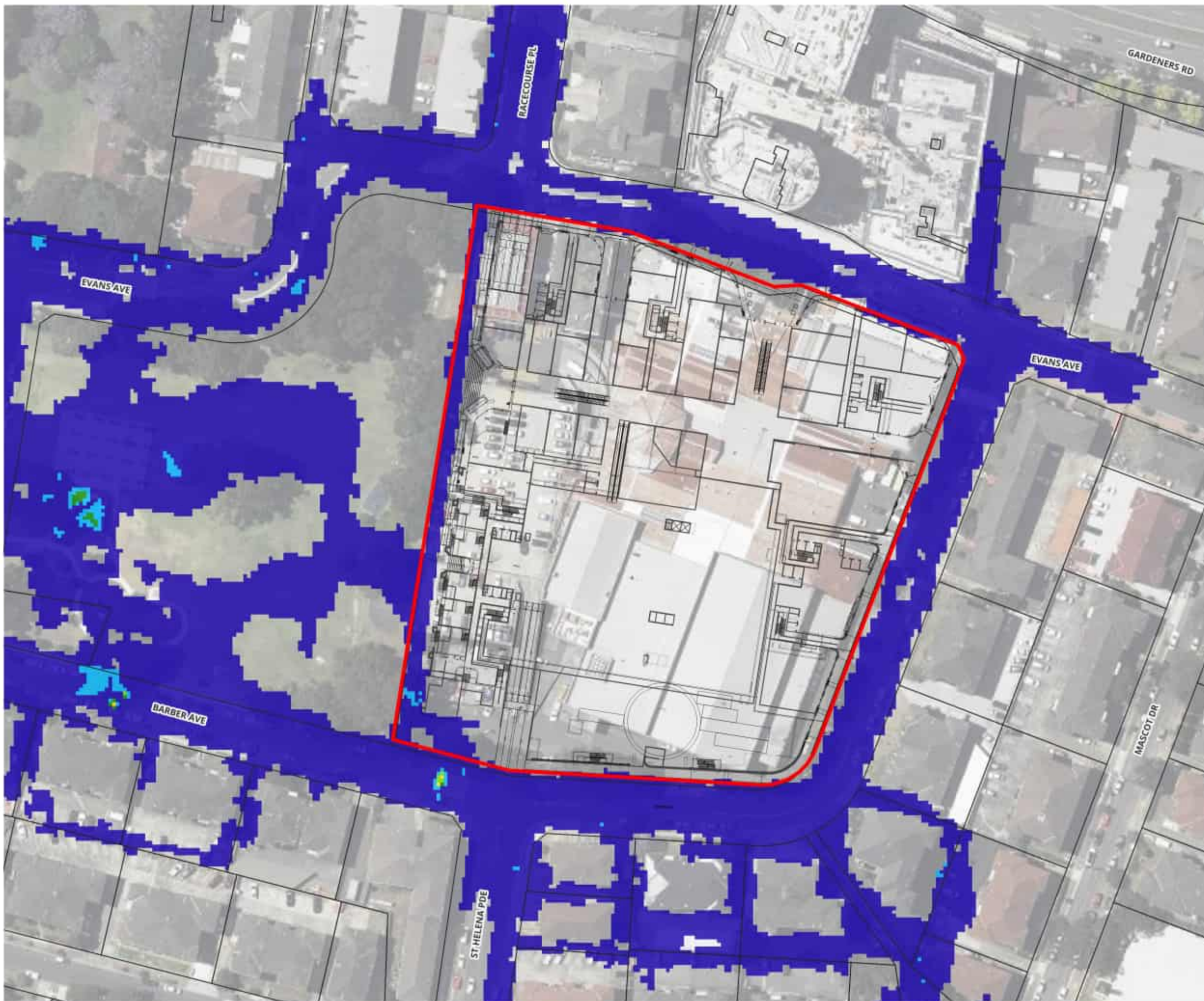
0.3 - 0.6

0.6 - 1.0

1.0 - 1.4

> 1.4

Proposed Development



at&i
Level 10, 124 Walker St
North Sydney, NSW
2060
ABN 96 130 882 405
Tel: 02 9439 1777
Fax: 02 9923 1055
www.atl.net.au
info@atl.net.au

Client:
Builtcom Developments Eastlakes Pty Ltd

Project Name:
**19a Evans Avenue
Eastlakes**

Drawing Title:
**Developed Scenario
1% AEP Event
Flood Hazard**



Scale at A3
0 10 20 30 40 m
1:1000 (A3)

Status: Issue for SSDA
Note: Symbology based on Flood Hazard Flood Risk
Management Guide FB03 thresholds

Drawing Name:
25-1352-D-1pc-C

Issue:
A

Rev	Date	By	Approved
A	22/05/2026	DW	JC

Legend

XX-XXXXXX-FLOOD-PLANS

Project

Road Names

Site Location

Cadastre

FLOOD HAZARD

H1

H2

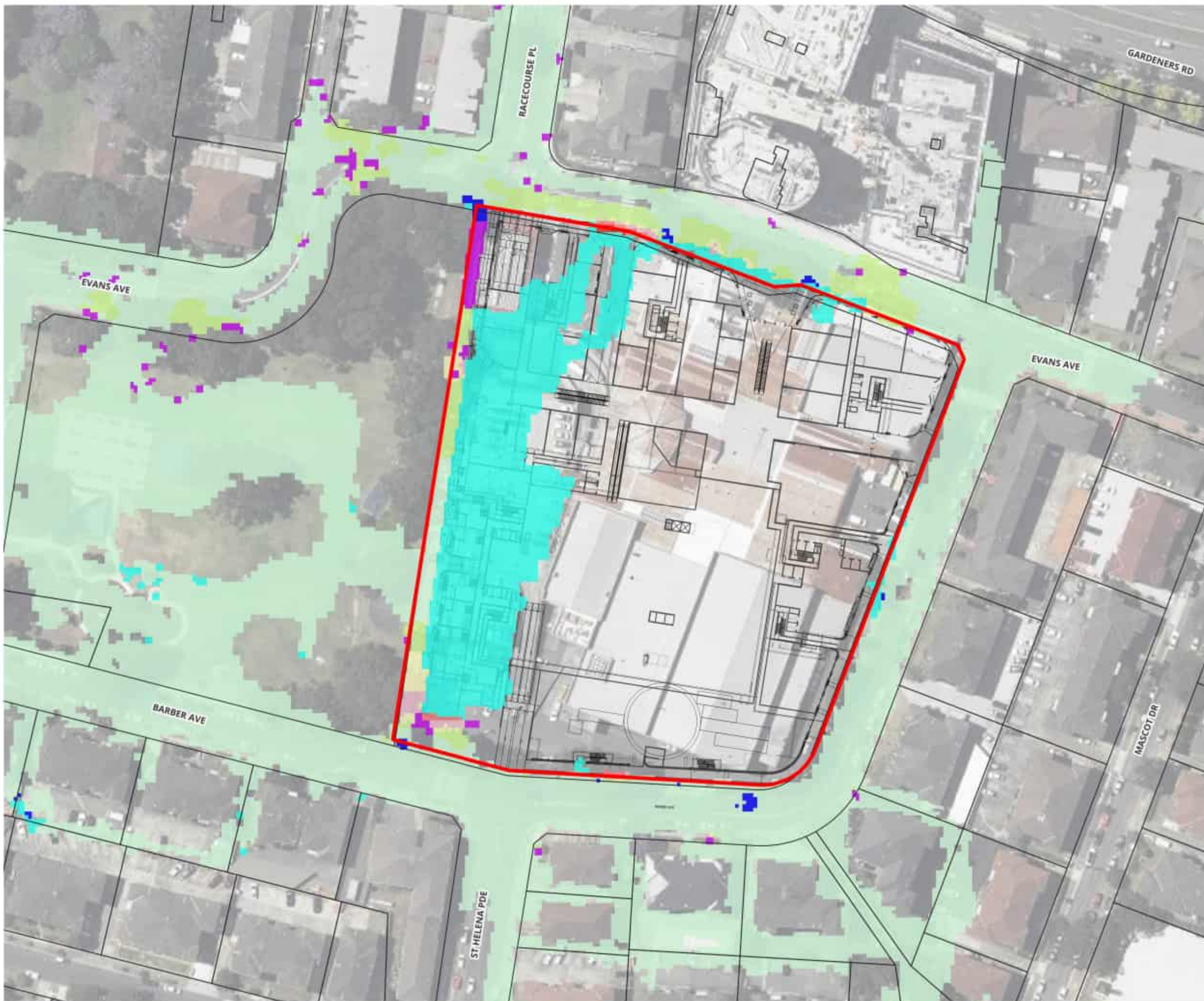
H3

H4

H5

H6

Proposed Development



Level 10, 124 Walker St
North Sydney, NSW
2060
ABN 96 130 882 405
Tel: 02 9439 1777
Fax: 02 9923 1055
www.atl.net.au
info@atl.net.au

Client:
Builtcom Developments Eastlakes Pty Ltd

Project Name:
**19a Evans Avenue
Eastlakes**

Drawing Title:
**Developed Scenario
1% AEP Event
Flood Level Difference**



Scale at A3
0 10 20 30 40 m
1:1000 (A3)

Status: Issue for SSDA

Drawing Name:
25-1352-D-1pc-D

Issue:
A

Rev	Date	By	Approved
A	22/05/2026	DW	JC

Legend

XX-XXXXXX-FLOOD-PLANS

Project

Road Names

Site Location

Cadastre

WSL DIFFERENCE (m)

< -0.01

-0.01 to 0.01

0.01 to 0.03

0.03 to 0.05

0.05 to 0.10

0.10 to 0.30

0.30 to 0.70

> 0.70

WSL WD DIFFERENCE (m)

was wet now dry

was dry now wet

Proposed Development



at&i
Level 10, 124 Walker St
North Sydney, NSW
2060
ABN 96 130 882 405
Tel: 02 9439 1777
Fax: 02 9923 1055
www.atl.net.au
info@atl.net.au

Client:
Builtcom Developments Eastlakes Pty Ltd

Project Name:
**19a Evans Avenue
Eastlakes**

Drawing Title:
**Developed Scenario
Climate Change Sensitivity 2050
1% AEP Event
Flood Depth**



Scale at A3
0 10 20 30 40 m
1:1000 (A3)

Status: Issue for SSDA

Drawing Name:
25-1352-D-1pc-CC2050-A

Issue:
A

Rev	Date	By	Approved
A	22/05/2026	DW	JC

Legend

XX-XXXXXX-FLOOD-PLANS

Project

Road Names

Site Location

Cadastre

FLOOD LEVEL CONTOURS (mAHD)

FLOOD DEPTH (m)

0.00 to 0.25

0.25 to 0.50

0.50 to 0.75

0.75 to 1.00

1.00 to 1.25

1.25 to 1.50

1.50 to 1.75

1.75 to 2.00

> 2.00

Proposed Development



at&i
Level 10, 124 Walker St
North Sydney, NSW
2060
ABN 96 130 882 405
Tel: 02 9439 1777
Fax: 02 9923 1055
www.atl.net.au
info@atl.net.au

Client:
Builtcom Developments Eastlakes Pty Ltd

Project Name:
**19a Evans Avenue
Eastlakes**

Drawing Title:
**Developed Scenario
Climate Change Sensitivity 2050
1% AEP Event
Flood Velocity**



Scale at A3
0 10 20 30 40 m
1:1000 (A3)

Status: Issue for SSDA

Drawing Name:
25-1352-D-1pc-CC2050-B

Issue:
A

Rev	Date	By	Approved
A	22/05/2026	DW	JC

Legend

XX-XXXXXX-FLOOD-PLANS

Project

Road Names

Site Location

Cadastre

FLOOD VELOCITY (m/s)

0 - 0.3

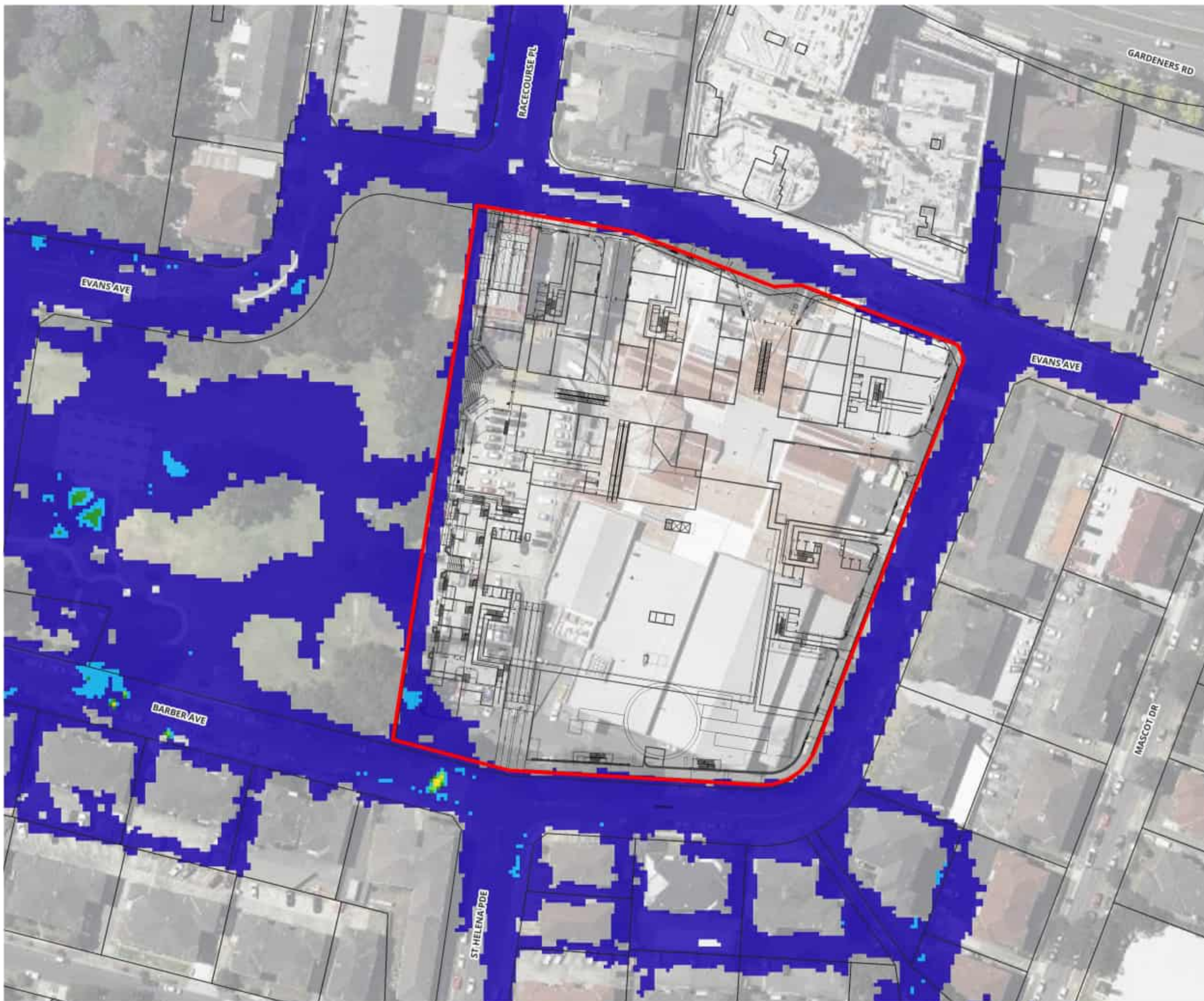
0.3 - 0.6

0.6 - 1.0

1.0 - 1.4

> 1.4

Proposed Development



at&i
Level 10, 124 Walker St
North Sydney, NSW
2060
ABN 96 130 882 405
Tel: 02 9439 1777
Fax: 02 9923 1055
www.atl.net.au
info@atl.net.au

Client:
Builtcom Developments Eastlakes Pty Ltd

Project Name:
**19a Evans Avenue
Eastlakes**

Drawing Title:
**Developed Scenario
Climate Change Sensitivity 2050
1% AEP Event
Flood Hazard**



Scale at A3
0 10 20 30 40 m
1:1000 (A3)

Status: Issue for SSDA
Note: Symbology based on Flood Hazard Flood Risk
Management Guide FB03 thresholds

Drawing Name:
25-1352-D-1pc-CC2050-C

Issue:
A

Rev	Date	By	Approved
A	22/05/2026	DW	JC

Legend

XX-XXXXXX-FLOOD-PLANS

Project

Road Names

Site Location

Cadastre

FLOOD HAZARD

H1

H2

H3

H4

H5

H6

Proposed Development



Level 10, 124 Walker St
North Sydney, NSW
2060
ABN 96 130 882 405
Tel: 02 9439 1777
Fax: 02 9923 1055
www.atl.net.au
info@atl.net.au

Client:
Builtcom Developments Eastlakes Pty Ltd

Project Name:
**19a Evans Avenue
Eastlakes**

Drawing Title:
**Developed Scenario
Climate Change Sensitivity 2050
1% AEP Event
Flood Level Difference**



Scale at A3
0 10 20 30 40 m
1:1000 (A3)

Status: Issue for SSDA

Drawing Name:
25-1352-D-1pc-CC2050-D

Issue:
A

Rev	Date	By	Approved
A	22/05/2026	DW	JC

Legend

XX-XXXXXX-FLOOD-PLANS

Project

Road Names

Site Location

Cadastre

WSL DIFFERENCE (m)

< -0.01

-0.01 to 0.01

0.01 to 0.03

0.03 to 0.05

0.05 to 0.10

0.10 to 0.30

0.30 to 0.70

> 0.70

WSL WD DIFFERENCE (m)

was wet now dry

was dry now wet

Proposed Development



at&i
Level 10, 124 Walker St
North Sydney, NSW
2060
ABN 96 130 882 405
Tel: 02 9439 1777
Fax: 02 9923 1055
www.atl.net.au
info@atl.net.au

Client:
Builtcom Developments Eastlakes Pty Ltd

Project Name:
**19a Evans Avenue
Eastlakes**

Drawing Title:
**Developed Scenario
Climate Change Sensitivity 2100
1% AEP Event
Flood Depth**



Scale at A3
0 10 20 30 40 m
1:1000 (A3)

Status: Issue for SSDA

Drawing Name:
25-1352-D-1pc-CC2100-A

Issue:
A

Rev	Date	By	Approved
A	22/05/2026	DW	JC

Legend

XX-XXXXXX-FLOOD-PLANS

Project

Road Names

Site Location

Cadastre

FLOOD LEVEL CONTOURS (mAHD)

FLOOD DEPTH (m)

0.00 to 0.25

0.25 to 0.50

0.50 to 0.75

0.75 to 1.00

1.00 to 1.25

1.25 to 1.50

1.50 to 1.75

1.75 to 2.00

> 2.00

Proposed Development



at&i
Level 10, 124 Walker St
North Sydney, NSW
2060
ABN 96 130 882 405
Tel: 02 9439 1777
Fax: 02 9923 1055
www.atl.net.au
info@atl.net.au

Client:
Builtcom Developments Eastlakes Pty Ltd

Project Name:
**19a Evans Avenue
Eastlakes**

Drawing Title:
**Developed Scenario
Climate Change Sensitivity 2100
1% AEP Event
Flood Velocity**



Scale at A3
0 10 20 30 40 m
1:1000 (A3)

Status: Issue for SSDA

Drawing Name:
25-1352-D-1pc-CC2100-B

Issue:
A

Rev	Date	By	Approved
A	22/05/2026	DW	JC

Legend

XX-XXXXXX-FLOOD-PLANS

Project

Road Names

Site Location

Cadastre

FLOOD VELOCITY (m/s)

0 - 0.3

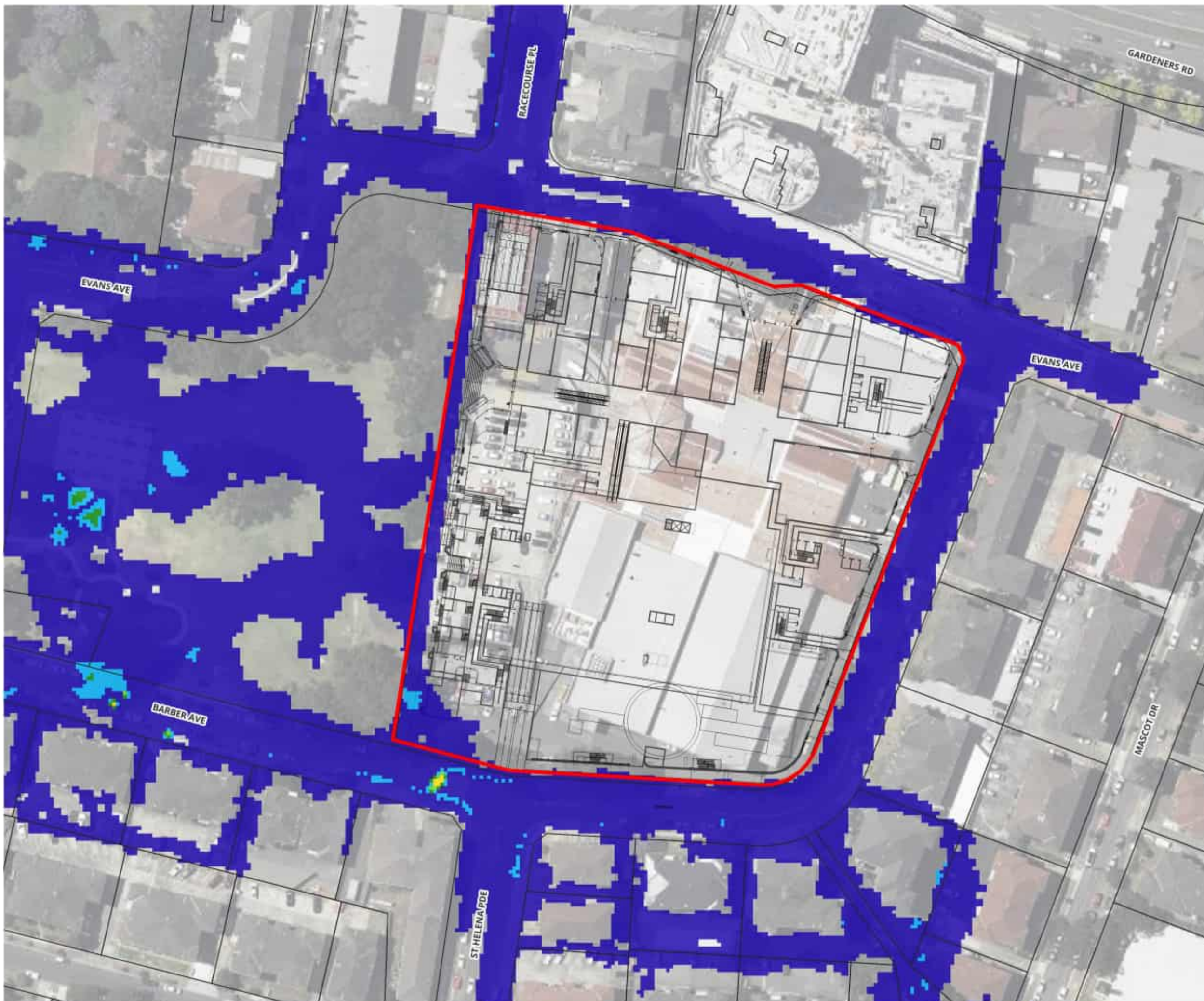
0.3 - 0.6

0.6 - 1.0

1.0 - 1.4

> 1.4

Proposed Development



at&i
Level 10, 124 Walker St
North Sydney, NSW
2060
ABN 96 130 882 405
Tel: 02 9439 1777
Fax: 02 9923 1055
www.atl.net.au
info@atl.net.au

Client:
Builtcom Developments Eastlakes Pty Ltd

Project Name:
**19a Evans Avenue
Eastlakes**

Drawing Title:
**Developed Scenario
Climate Change Sensitivity 2100
1% AEP Event
Flood Hazard**



Scale at A3
0 10 20 30 40 m
1:1000 (A3)

Status: Issue for SSDA
Note: Symbology based on Flood Hazard Flood Risk
Management Guide FB03 thresholds

Drawing Name:
25-1352-D-1pc-CC2100-C

Issue:
A

Rev	Date	By	Approved
A	22/05/2026	DW	JC

Legend

XX-XXXXXX-FLOOD-PLANS

Project

Road Names

Site Location

Cadastral

FLOOD HAZARD

H1

H2

H3

H4

H5

H6

Proposed Development



Level 10, 124 Walker St
North Sydney, NSW
2060
ABN 96 130 882 405
Tel: 02 9439 1777
Fax: 02 9923 1055
www.atl.net.au
info@atl.net.au

Client:
Builtcom Developments Eastlakes Pty Ltd

Project Name:
**19a Evans Avenue
Eastlakes**

Drawing Title:
**Developed Scenario
Climate Change Sensitivity 2100
1% AEP Event
Flood Level Difference**



Scale at A3
0 10 20 30 40 m
1:1000 (A3)

Status: Issue for SSDA

Drawing Name:
25-1352-D-1pc-CC2100-D

Issue:
A

Rev	Date	By	Approved
A	22/05/2026	DW	JC

Legend

XX-XXXXXX-FLOOD-PLANS

Project

Road Names

Site Location

Cadastral

WSL DIFFERENCE (m)

< -0.01

-0.01 to 0.01

0.01 to 0.03

0.03 to 0.05

0.05 to 0.10

0.10 to 0.30

0.30 to 0.70

> 0.70

WSL WD DIFFERENCE (m)

was wet now dry

was dry now wet

Proposed Development



Client:
Builtcom Developments Eastlakes Pty Ltd

Project Name:
**19a Evans Avenue
Eastlakes**

Drawing Title:
**Developed Scenario
PMF Event
Flood Depth**

Scale at A3
0 10 20 30 40 m
1:1000 (A3)

Status: Issue for SSDA

Drawing Name:
25-1352-D-PMF-A

Issue:
A

Rev	Date	By	Approved
A	22/05/2026	DW	JC

Legend

XX-XXXXXX-FLOOD-PLANS

Project

Road Names

Site Location

Cadastre

— FLOOD LEVEL CONTOURS (mAHD)

FLOOD DEPTH (m)

0.00 to 0.25

0.25 to 0.50

0.50 to 0.75

0.75 to 1.00

1.00 to 1.25

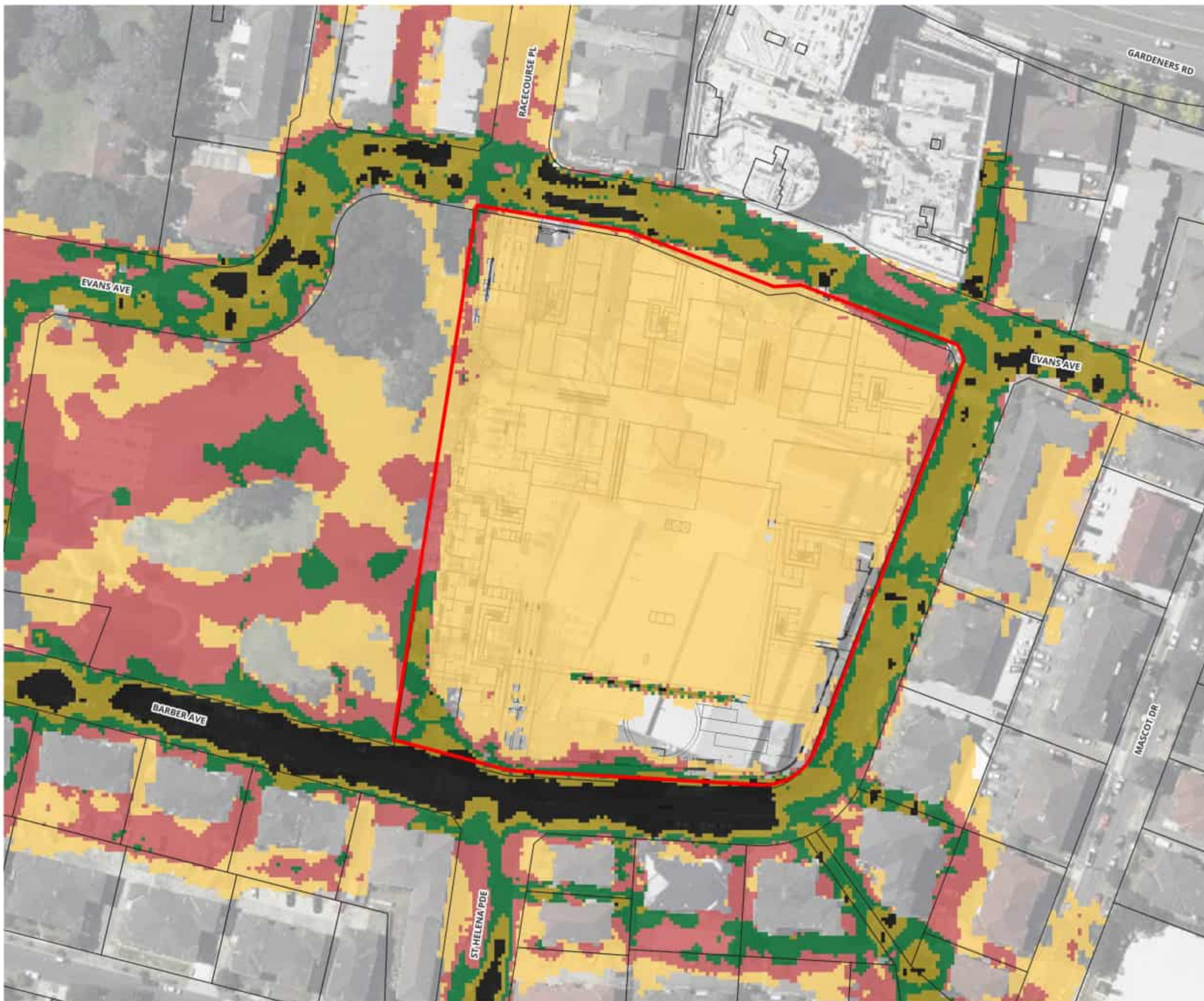
1.25 to 1.50

1.50 to 1.75

1.75 to 2.00

> 2.00

— Proposed Development



at&i
Level 10, 124 Walker St
North Sydney, NSW
2060
ABN 96 130 882 405
Tel: 02 9439 1777
Fax: 02 9923 1055
www.atl.net.au
info@atl.net.au

Client:
Builtcom Developments Eastlakes Pty Ltd

Project Name:
**19a Evans Avenue
Eastlakes**

Drawing Title:
**Developed Scenario
PMF Event
Flood Velocity**



Scale at A3
0 10 20 30 40 m
1:1000 (A3)

Status: Issue for SSDA

Drawing Name:
25-1352-D-PMF-B

Issue:
A

Rev	Date	By	Approved
A	22/05/2026	DW	JC

Legend

XX-XXXXXX-FLOOD-PLANS

Project

Road Names

Site Location

Cadastre

FLOOD VELOCITY (m/s)

0 - 0.3

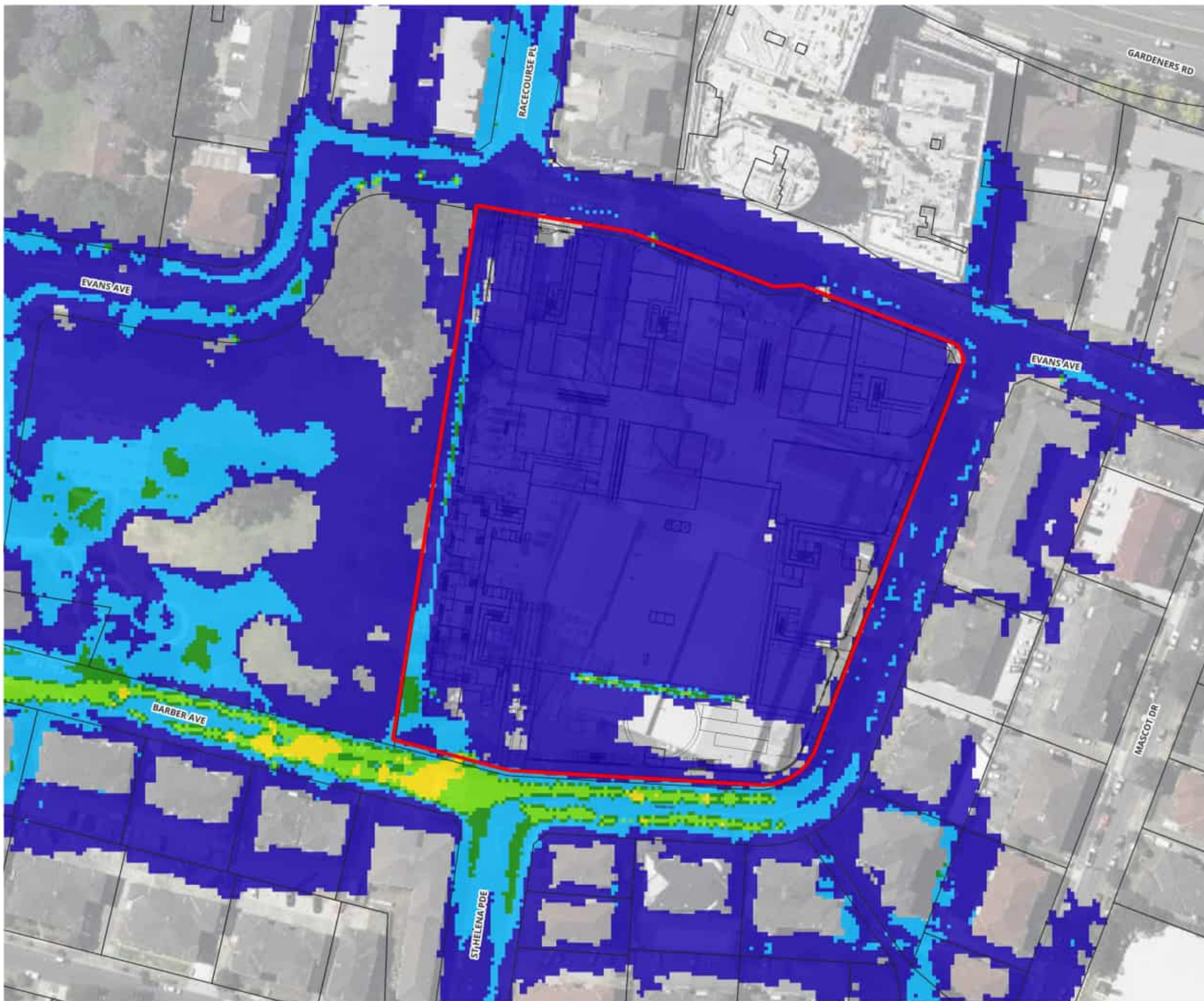
0.3 - 0.6

0.6 - 1.0

1.0 - 1.4

> 1.4

Proposed Development



at&i
Level 10, 124 Walker St
North Sydney, NSW
2060
ABN 96 130 882 405
Tel: 02 9439 1777
Fax: 02 9923 1055
www.atl.net.au
info@atl.net.au

Client:
Builtcom Developments Eastlakes Pty Ltd

Project Name:
**19a Evans Avenue
Eastlakes**

Drawing Title:
**Developed Scenario
PMF Event
Flood Hazard**



Scale at A3
0 10 20 30 40 m
1:1000 (A3)

Status: Issue for SSDA
Note: Symbology based on Flood Hazard Flood Risk
Management Guide FB03 thresholds

Drawing Name:
25-1352-D-PMF-C

Issue:
A

Rev	Date	By	Approved
A	22/05/2026	DW	JC

Legend

XX-XXXXXX-FLOOD-PLANS

Project

Road Names

Site Location

Cadastral

FLOOD HAZARD

H1

H2

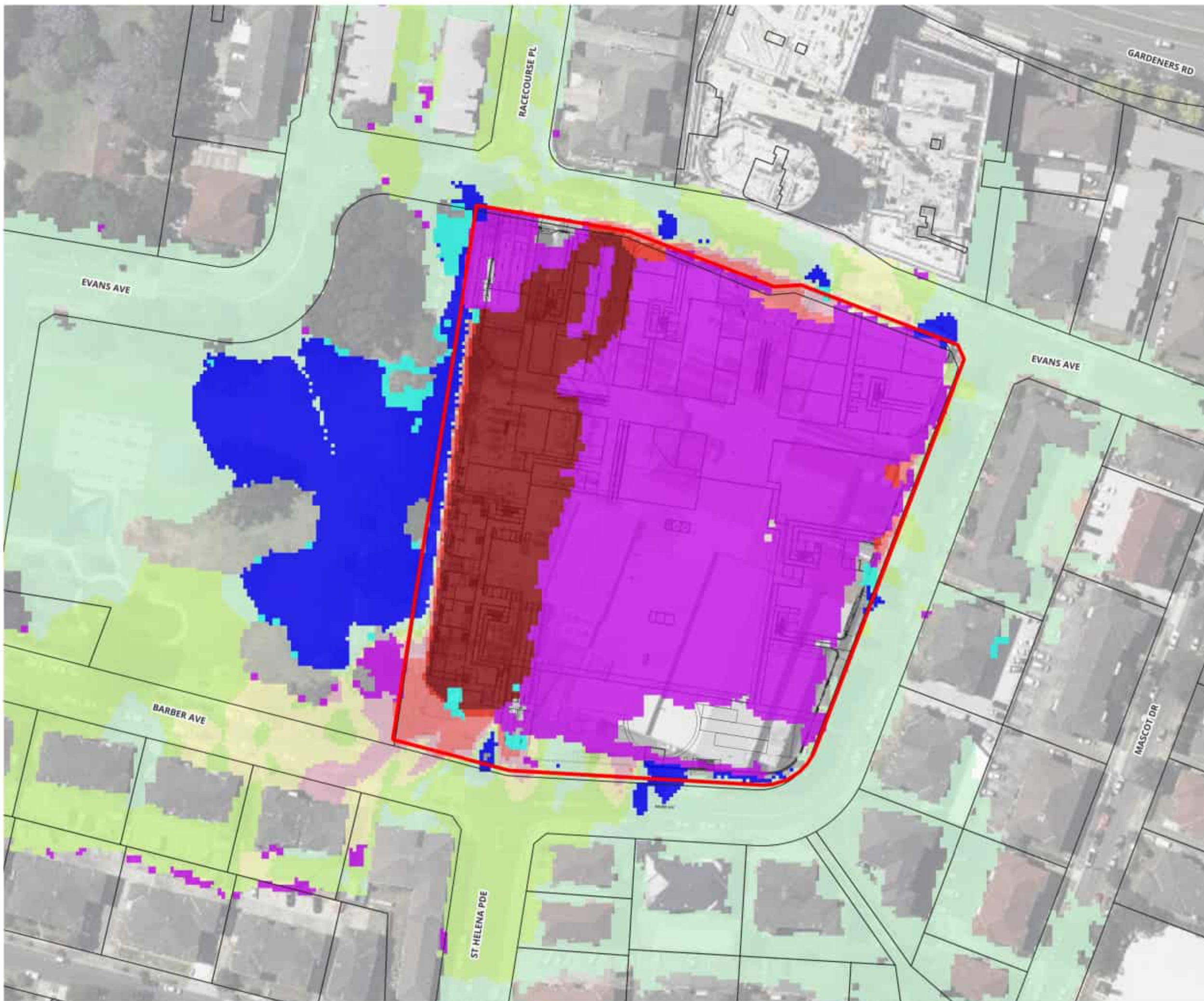
H3

H4

H5

H6

Proposed Development



at&i
Level 10, 124 Walker St
North Sydney, NSW
2060
ABN 96 130 882 405
Tel: 02 9439 1777
Fax: 02 9923 1055
www.atl.net.au
info@atl.net.au

Client:
Builtcom Developments Eastlakes Pty Ltd

Project Name:
**19a Evans Avenue
Eastlakes**

Drawing Title:
**Developed Scenario
PMF Event
Flood Level Difference**



Scale at A3
0 10 20 30 40 m
1:1000 (A3)

Status: Issue for SSDA

Drawing Name:
25-1352-D-PMF-D

Issue:
A

Rev	Date	By	Approved
A	22/05/2026	DW	JC

Legend

XX-XXXXXX-FLOOD-PLANS

Project

Road Names

- Site Location
- Cadastral

WSL DIFFERENCE (m)

- < -0.01
- 0.01 to 0.01
- 0.01 to 0.03
- 0.03 to 0.05
- 0.05 to 0.10
- 0.10 to 0.30
- 0.30 to 0.70
- > 0.70

WSL WD DIFFERENCE (m)

- was wet now dry
- was dry now wet
- Proposed Development