



26 February 2020

Sarah New-Beall c/o Benbow Environmental
25-27 Sherwood Street
NORTHMEAD NSW 2152

Our Reference EC2020/0155
Contact Rolyn Sario
Telephone 8757 9536

Dear Sir/Madam

**FLOOD LEVELS AT NO 14 KIORA CRESCENT, YENNORA
BEING LOT 49 DP 18211**

Council refers to your request dated 24 February 2020, requesting flood information at the above property.

According to the information available to Council from the "Prospect Creek Overland Flood Study" prepared by Lyall and Associates Consulting Water Engineers in June 2017, the above property is not affected by the 1% Annual Exceedance Probability (AEP) flood. However, it is located within the floor level control area, in which the floor levels of the new buildings are required to be set with sufficient freeboard above the adjacent flood level.

The 1% AEP flood level refers to a flood which has a 1% chance of being equalled or exceeded in any one year. It should be noted that a flood could occur that is more severe than the 1% AEP flood at any time.

The maximum 1% AEP flood level relevant to the subject property has been determined (see the attached plan) to Australian Height Datum (AHD) is:

1. At location A - 15.4 mAHD

Minimum habitable floor levels shall be 0.5m above the flood level at the upstream side of the structure. Minimum non-habitable floor levels (garages, laundry, sheds, etc.) shall be 0.15m above the flood level at the upstream side of the structure.

The relationship between these levels and the ground surface may be determined by a survey of the property undertaken by a Registered Surveyor.

It should be noted that where the development or redevelopment of the property is proposed, reference should be made to the relevant Development Control Plan with regard to flooding and drainage issues. Please include a copy of this letter and map with any Development Application that you may lodge with Council for the subject site.

Flood levels are not static due to changing circumstances (e.g. revision of the flood model) and accordingly the above flood level is only valid for six months from the above date.

If you have any questions please do not hesitate to contact Council's Senior Stormwater Engineer, Mr Mark Evens on 8757 9538 or Council's Drainage Engineer, Mr Rolyn Sario on 02 8757 9536.

Yours sincerely,



SIVA SIVAKUMAR
MANAGER – ENGINEERING & TRAFFIC



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