

Appendix 13 Advice - Flood levels

Trehy Ingold Neate
June 2008



Warner Industrial Park Concept Plan and Project Application

Precinct 14 WEZ
Sparks Rd and Hue Hue Rd
Warnervale
June 2008



Warner Business Park Pty Ltd
Part of the Terrace Tower Group

Our Ref: 19426 PI:ki
3 June 2008

Peter Andrews + Associates Pty Ltd
PO Box 494
TERRIGAL NSW 2260

Att: **Peter Andrews**

RE: WARNER INDUSTRIAL PARK
HUE HUE AND SPARKS ROADS, WARNERVALE


Dear Sir,

Further to your request please find listed below comments pertaining to the increased risk of flooding due to climate change for the abovementioned development.

- Sea level is expected to rise as reported in the DECC Floodplain Risk Management Guideline 'Practical Consideration of Climate Change' (PCCC) by up to 910mm between 2090 and 2100. Recent mapping of low lying areas on the Central Coast as outlined in the Department of Planning final project report "High resolution terrain mapping of the NSW Central and Hunter coasts for assessments of potential climate change impacts" exclude Precinct 14 from the maps and therefore this area will not be affected by sea level change.
- Increased rainfall intensities as outlined by PCCC, will increase flood levels within this development however the magnitude of any level increases can only be assessed after a further detailed flood analysis.
- Any increases in flood levels will have little impact on downstream levels due to the existing controlled piped discharge under the F3 Freeway.
- Final lot/floor levels for this development should be determined at Construction Certificate stages as it is only then that all design constraints are known.
- Any flood level increase (due to climate change) does not effect adjoining developments and can therefore be satisfied by increasing floor levels and /or lot levels within our development.

Further modelling will be undertaken to set final site levels as part of the Construction Certificate documentation and take into account storm events as per DECC guidelines and minor detailed engineering changes to the drainage area.

Yours faithfully,
TREHY INGOLD NEATE


PETER INGOLD
Director



TREHY INGOLD NEATE

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