

# Desktop Flood Assessment

99-101 Newcastle Street, East Maitland, NSW



## Final Report

P2309953JR01V01

June 2024

Prepared For Design Doctors Australia

## Project Details

|                         |   |
|-------------------------|---|
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| <b>Client</b>           | Design Doctors Australia  |
| <b>Document</b>         | P2309953JR01V01   |
| <b>Director</b>         | Daniel Martens  |
| <b>Manager</b>          | Stanley Leung   |
| <b>Principal Author</b> | Mark O'Brien/Lachlan Gibbons  |

## Document History

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| 1     | 5/06/2024  | Final  | Development Application | MO/LG  | SL       | SL       |
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|       |            |        |                         |        |          |          |
|       |            |        |                         |        |          |          |

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## Executive Summary

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Martens & Associates Pty Ltd (MA) have prepared this flood assessment to support a development application (DA) for proposed alterations and additions to two retail premises and change of use to a medical centre at 99-101 Newcastle Street, East Maitland, NSW (the site). This report documents the findings of our assessment of the flood conditions affecting the site in existing and proposed conditions.

Assessment concluded that:

1. Proposed flood characteristics are largely consistent with existing conditions, and differences due to the proposed development are negligible.
2. The proposed design is expected to marginally increase the site flood storage area in the 1% AEP flood.
3. The proposed development would have acceptable offsite flood impacts.
4. The proposed development is compatible with the existing floodplain environment.
5. Compliance with Council flood planning requirements are achieved.

The FERP finds that whilst the site is affected by flood water in events of greater frequency than the 1% AEP flood, a range of straightforward mitigation measures can be implemented to reduce the flood risks at the site to acceptable levels. In summary:

1. Warning procedures prior to the flood occurring will significantly reduce the likelihood of persons on site being exposed to a major flood event.
2. Risk to persons on site is managed through an evacuation strategy based on the provisions of the SES Local Flood Plan with an expected warning time of 24hrs available to evacuate during major flood events greater than the 5% AEP event.
3. With the implementation of the FERP procedures the risk to life is reduced to acceptable levels.

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## Glossary of Terms

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|         |   |
|---------|---|
| AEP     | Annual exceedance probability: the probability of a flood event occurring within a year. A 1% AEP flood has a 1% chance of occurring in any given year. |
| ARI     | Average recurrence interval: the average time between flood events occurring. A 1 in 100 year ARI flood occurs on average once every 100 years.         |
| ARR     | Australian Rainfall & Runoff  |
| BoM     | Bureau of Meteorology   |
| Council | Maitland City Council   |
| DA      | Development Application   |
| FERP    | Flood emergency response plan   |
| FFL     | Finished floor level  |
| FPL     | Flood planning level  |
| IFD     | Intensity frequency duration: design rainfall data for frequent and infrequent storm events.  |
| MA      | Martens & Associates Pty Ltd  |
| PMF     | Probable maximum flood: the most extreme flood event possible for a certain location, with an approximate ARI of 100,000 to 10,000,000 years.           |

# 1 Introduction

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## 1.1 Overview

Martens & Associates Pty Ltd (MA) have prepared this flood assessment to support a development application (DA) for a change of use of two structures on one lot, currently serving as a retail plant store and an antique business to a medical centre at 99-101 Newcastle Street, East Maitland, NSW (the site).

The site is situated near Wallis Creek, which flows into the Hunter River, and is adjacent to New England Highway to the southwest. The site is within the Wallis and Swamp-Fishery Creek catchment which flows northeast towards into the Hunter River and forms part of the larger Hunter River catchment.

## 1.2 Proposed Development

MA understands that the proposed development includes:

- Internal modifications and fit out of both existing buildings for a medical centre.
- Demolition of an existing shed in the rear of the site.
- Construction of an at grade carpark and minor landscaping to the rear of the site.

Refer to Attachment A for the proposed development details.

## 1.3 Project Scope

Project scope and objectives are:

1. Review site flooding characteristics based on Maitland City Council (Council) flood mapping.
2. Evaluate flooding impacts and potential risks to adjacent properties arising from the proposed development.
3. Discuss preliminary flood emergency response plan (FERP) requirements.
4. Prepare a compliance assessment in accordance with Council's flood development controls.

## 2 Site Flood Characteristics

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### 2.1 Previous Flood Studies

WMAwater conducted flood assessments for both the catchments on behalf of MCC and Cessnock City Council using the TUFLOW hydraulic modelling software, and summarised the assessments in the Wallis and Swamp Fishery Creek Flood Study (2019) (the WMAwater W&SFC flood study) and Hunter River Branxton to Green Rocks Flood Study (2010) (the WMAwater HRBGR flood study). The WMAwater W&SFC flood study investigated the local catchment flood mechanisms of the Wallis and Swamp Fishery Creek while the WMAwater HRBGR flood study investigated large scale riverine flooding of the Hunter River. T

### 2.2 Flood Information

The relevant site flood information was extracted from both the WMAwater W&SFC and WMAwater HRBGR flood studies and their respective flood maps.

### 2.3 Summary of Flood Behaviour

The site is susceptible to mainstream flooding from both the Wallis Creek and the Hunter River. However, flooding due to Wallis Creek only occurs in the probable maximum flood (PMF) while flooding due to the Hunter River occurs in events as frequent as the 5% AEP flood event. Flooding from the Hunter River therefore dominates and is considered for the flood planning and emergency response of the site.

We note:

1. The peak 1% AEP flood level is consistent across the site at 9.72 mAHD.
2. WMA/Council peak flood depths in Newcastle Street adjacent to the site frontage are 2.19m in the 1% AEP flood event. Within the site the peak flood depths are 1.81m.
3. Newcastle Street is categorised as a flood fringe and flood storage area in the 1% AEP flood event.
4. The flood hazard classification of the site is H4-H5 (due to depth only as velocity is negligible).
5. Existing dwelling ground floor levels are approximately 9.05 mAHD (Attachment A). In the 1% AEP event the existing floors will be inundated by flood waters to a depth of 0.67m.
6. The flood hazard within the building is H3.



7. The proposed development is unlikely to cause adverse offsite flood impacts as the external works includes the removal of an existing shed which will increase the flood storage available onsite.

## **2.4 Overview Assessment of Off-site Impacts**

The flood characteristics extracted from Council's adopted flood studies were assessed against the design details of the proposed development to determine the likelihood and extent of potential off-site impacts. It is not expected for the proposed development to cause any adverse off-site flood impacts as the only external works involve the removal of the existing shed at the rear of the site to accommodate the proposed carpark which will increase site's flood storage and the addition of an access ramp to the rear of the building.

## 3 Preliminary Flood Emergency

### Response Plan Comments

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The site is likely affected by mainstream flooding from the Wallis and Swamp-Fishery catchment and the larger Hunter River catchment. During a 1% AEP flood from the Hunter River and PMF from both Wallis Creek and the Hunter River, the site is completely inundated.

As such large-scale flood events will be widely anticipated several days in advance with sufficient warning time, evacuation will be the preferred emergency strategy over shelter-in-place (SIP).

The following preliminary comments are provided to mitigate risks associated with flooding:

1. The site is not subject to short duration overland flooding and hence there will be sufficient time for site management to receive flood warnings before site occupants are required to evacuate.
2. It is considered reasonable to assume that the site would not be opened for business on days where flood warnings have been issued for the Hunter River. Additionally, the nature of the use (largely based on pre-booked appointments) would lend itself to being able to give early notification to potential site occupants of any evacuation plans.
3. Consideration of flood evacuation procedures and warnings should be incorporated into the operational management of the site.
4. The SES Maitland City Local Flood Plan indicates that evacuation is the primary response strategy for managing flood risk. We recommend compliance with all directions given by the SES and/or NSW Police in the event of a flood.
5. It is noted that a change of use should not significantly affect risk to life as no changes are proposed to floor levels.
6. Rising flood egress along the access road is available for both pedestrians and vehicles.
7. Residents should be aware of weather forecasts and warnings by subscribing to SES, BOM, Early Warning Network and other relevant warning systems.

## 4 Flooding Compliance Assessment

### 4.1 LEP Flooding Compliance Assessment

The Maitland City Council flood specific controls are provided in Clause 5.21(2) & 5.21(3) of The Maitland Local Environmental Plan (LEP) 2011, and a compliance assessment against these controls is summarised in Table 1. Table 1 demonstrates that all the applicable LEP flood planning requirements for the proposed development site are effectively addressed, and compliance with The Maitland LEP is achieved.

**Table 1:** Compliance with The Maitland City Council LEP (2011) flooding controls (Clause 5.21(2) & 5.21 (3)).

| Maitland LEP Requirement   | Compliance Assessment  |
|--|--|
| (2) Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development— |  |
| (a) is compatible with the flood function and behaviour on the land, and   | (1) Refer to Sections 2.4 and 3. The flood study results show that, although site flood waters are hazardous, the proposed development will not cause material offsite impacts and will therefore not increase the risk to people or property. The proposed site use is consistent with the existing commercial/retail use and is compatible with the site flood function and behaviour. |
| (b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and                            | (2) Refer to Sections 2.4. The extent of the external proposed changes will be the removal of the existing shed at the rear of the site which will increase flood storage and the addition of an access ramp to the rear of the building. Therefore, no adverse impacts on flood behaviour or flood affectation on neighbouring properties are expected.                                 |
| (c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and    | (3) Refer to Section 3. The warning mechanisms provided and the nature of large-scale mainstream flooding that would affect the development mean adequate time would be available for the site to be pre-emptively closed or safely evacuated if required.   |
| (d) incorporates appropriate measures to manage risk to life in the event of a flood, and  | (4) As discussed at (3)  |

| Maitland LEP Requirement  | Compliance Assessment  |
|---|--|
| (e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses. | (5) As discussed in (1) and (2), no material offsite flood impacts are expected, hence the proposed development will not adversely affect the environment or cause increased risk of erosion, siltation destruction of riparian vegetation or bank stability issues. |
| (3) In deciding whether to grant development consent on land to which this clause applies, the consent authority must consider the following matters—                                   |  |
| (a) the impact of the development on projected changes to flood behaviour as a result of climate change,  | (6) Refer to Section 2.3. As the proposed development does not materially change flood conditions in the 1% AEP flood event, no material change in proposed flood conditions is likely as a result of climate change.  |
| (b) the intended design and scale of buildings resulting from the development,  | (7) No new buildings proposed.   |
| (c) whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood,  | (8) As discussed at (3)  |
| (d) the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion.                                | (9) No new or relocated buildings proposed.  |

## 4.2 DCP Flooding Compliance Assessment

We note the following based on Maitland City Council flood planning policies provided in Maitland DCP (2011):

1. The site is below the 1% AEP flood level and is therefore below the Flood Planning Level (FPL).
2. The site falls within flood storage and flood fringe areas.

Flood specific controls are provided in the DCP at Part B3 'Hunter River Floodplain'. A compliance assessment for the proposed development based on Part B.3 Section 2.1, 2.3 and 2.6, is summarised in Table 2.

**Table 2:** Compliance with Maitland City Council DCP (2011) development controls (Section 2.1, 2.3 and 2.6).

| Maitland City Council DCP Requirement   | Compliance Assessment  |
|---|--|
| <b>2.1 Development below the flood planning level (FPL)</b>   |  |
| 1. An application for development below the FPL must demonstrate:   |  |
| a. the proposed development will not increase the flood hazard or flood damage or adversely increase flood affectation on other properties, as assessed by a suitably qualified hydraulic engineer;   | (1) Complies. Refer to Section 2.4. The extent of the external changes to the development will be the removal of the existing shed at the rear of the site to accommodate the proposed carpark and the addition of an access ramp to the rear of the building. These changes will likely result in a small increase in the flood storage. Therefore, no increase in flood hazard, flood damage or flood affectation is expected. |
| b. the design of the proposed development is such that the risks of structural failure or damage in the event of flooding (including damage to other property) up to the FPL would be minimal, as assessed by a suitably qualified structural engineer;   | (2) Complies. All structures and additions will be constructed from flood compatible building components to minimise the impacts of damage to the structure and surrounding structures considering forces of floodwater, debris, buoyancy, and inundation up to the FPL. Details can be provided at detailed design stage.   |
| c. the proposed development has been designed to withstand the effects of inundation of floodwaters up to the FPL, with contents or fittings susceptible to flood damage being located above this level;  | (3) Complies. As discussed at (2).   |
| d. if levees are proposed to protect a development, the impact of the levees on flood behaviour must be assessed and the habitable floor level of the proposed development behind the levee must still be set at or above the FPL (assuming no levee is in place);  | (4) Not applicable.  |
| e. the proposed measures to allow the timely, orderly and safe evacuation of people from the site (these measures should be permanent and maintenance free), and the measures proposed to safeguard goods, material, plant and equipment in a flood. These measures should be compatible with the SES' Maitland City Local Flood Plan (including vol 1 The Maitland City Flood Emergency Sub Plan); | (5) Complies. Refer to Section 3. The detailed early warning mechanisms provided mean that adequate time will be available to allow staff and visitors to evacuate.  |
| i. in rural areas, the proposals for the evacuation of any livestock in a flood;  | (6) Not applicable.  |
| ii. the measures to reduce the risks that the development will allow the accumulation and build-up of debris being carried by   | (7) Not applicable. No new buildings or development proposed that would result in build-up of debris.  |

| Maitland City Council DCP Requirement   | Compliance Assessment  |
|---|--|
| floodwaters (particularly associated with fences in flood liable areas);  |  |
| iii. the design complies with the Table 1: Flood Aware Design Requirements for Residential Development on Flood Prone Land (in this DCP section); and   | (8) Not applicable. As discussed at (7).   |
| iv. Details of any proposed filling to be provided.   | (9) Not applicable. The proposed development does not involve any filling.   |
| 2. Survey plans shall be dimensioned in metres with levels to Australian Height Datum (AHD), prepared and signed by a Registered Surveyor.  | (10) Refer to Attachment A.  |
| 3. The type and extent of survey information likely to be required to support a development in a flood liable area is as follows:   |  |
| a. the location of the site relative to other features such as roads, bridges, etc;   | (11) The site situated on the Newcastle Street or the New England Highway which has rising road egress out of the PMF extent. Therefore, no additional survey information is required. |
| b. the assessed flood levels at the site (for the 1:100 ARI as a minimum and PMF where critical infrastructure is proposed), the origin of that level and how it was derived;                                       | (12) Refer to Attachment B.  |
| c. the position of existing buildings (if any) and proposed buildings and works on the site;  | (13) As per (10).  |
| d. the existing and proposed floor levels of buildings on the site;   | (14) As per (10).  |
| e. the existing ground levels around all existing buildings on the site, or if the site is vacant, ground levels on the site and on adjacent properties within approximately 30 metres of the boundary of the site; | (15) As per (10).  |
| f. the locations should be shown of any structure of the Hunter Flood Mitigation Scheme (such as levee banks, spillways, floodgates etc.), which are inside or within 100 metres of the subject property site; and  | (16) *Drainage channel north of the site right on 100m boundary.   |

| Maitland City Council DCP Requirement   | Compliance Assessment   |
|---|---|
| <p>g. the position and floor and ground levels of buildings on adjacent properties, and the use of the properties within 100 metres of the subject site.</p>  | <p>(17) Not applicable</p>  |
| <p><b>2.6 Additions and Renovations</b></p>   |   |
| <p>1. All applications for renovations and additions are encouraged to comply with the General building requirements.</p>   | <p>(18) The development complies with the General Building Requirements as much as is possible within the constraints of an alterations and additions development. Specifically:</p> <p>2.3 – 2) We expect this to be addressed at detailed design stage through appropriate flood proofing design.</p> <p>2.3 – 4) Evacuation to Hunter Valley Grammar School (as identified in the Maitland Local Flood Plan) is possible.</p> <p>2.3 – 5) There is significant space available on the second and third floors for storage.</p> <p>2.3 – 6) We expect this can be addressed at the detailed design stage.</p> |
| <p>2. In deciding whether to support an application for additions and/or renovations of the existing floor area below the FPL, Council will consider whether the renovations, additions and alterations are likely to significantly add to the life span of the residential building and its exposure to future flood impacts</p> | <p>(19) The proposed building is not a residential development, however it is considered likely to add to the life span. It is not considered to increase the exposure of the site to future flood impacts as discussed in Section 2.</p>   |
| <p>3. Proposals for additions and renovations will be required to comply with the General building requirements in the following circumstances:</p>   | <p>(20)</p>   |
| <p>a. following a flood event where there has been inundation of the dwelling necessitating the removal and replacement of external and/or internal cladding material; or</p>   | <p>a. Not applicable.</p>   |
| <p>b. following a flood event where there has been structural compromise to the dwelling which requires remediation; or</p>   | <p>b. Not applicable.</p>   |
| <p>c. there is a proposal to increase the enclosed habitable floor space of the dwelling by more than 50%; or</p>   | <p>c. Not applicable.</p>   |
| <p>d. there is a proposal to undertake major renovations to the dwelling (e.g. Re-piering, exterior re-cladding, internal re-lining); or</p>  | <p>d. Not applicable.</p>   |

| Maitland City Council DCP Requirement                                  | Compliance Assessment  |
|--|--|
| e. the proposed works have the potential to impact on flood behaviour. | e. The proposed works do not have an impact on flood behaviour as there are no external works to impact this other than demolition of the shed which, if anything, would reduce flood levels. It is expected to have a negligible difference however given the volume of water present in a 1%AEP flood of the Hunter River. |



## 5 Summary and Recommendations

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The information from Council's flood certificate and site survey was used to determine the existing flood conditions in the 1% AEP flood event. Assessment concluded that:

1. Proposed flood characteristics are largely consistent with existing conditions, and differences due to the proposed development are negligible.
2. While the ground floor of the development is inundated in a 1% AEP flood event, there is adequate storage and refuge on the first floor and above.
3. The proposed development would have acceptable offsite flood impacts.
4. The proposed development is compatible with the existing floodplain environment.
5. Compliance with Council flood planning requirements are achieved.
6. Subscription to a number of warning systems will significantly reduce the likelihood of persons on site during a major flood event.

We recommend:

1. The proposed FFL shall be no lower than the existing ground floor FFL of 9.05 mAHD.
2. All structural components of the building are to be designed/certified by a suitably qualified engineer to withstand the forces of floodwater, debris and buoyancy up to and including the FPL of 10.22 mAHD.
3. A flood risk management plan should be prepared to accompany the Construction Certificate documentation to outline more detailed evacuation requirements to minimise flood risk to life and property associated with the use of land.
4. Operational management of the site should incorporate plans to address procedures for notifying staff and visitors of any flood alerts/warnings and appropriately deal with evacuation management.
5. An occupational condition of consent is prepared which requires the site to operate in accordance with the procedures of the Construction Certificate FRMP and any relevant SES plans.

## 6 References

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Ball J, Babister M, Nathan R, Weeks W, Weinmann E, Retallick M, Testoni I, (Editors) (2019), *Australian Rainfall and Runoff: A Guide to Flood Estimation*, Commonwealth of Australia.

Bureau of Meteorology (2023), *Rainfall IFD Data System*, <http://www.bom.gov.au/water/designRainfalls/revise-ifd/>.

NSW Department of Infrastructure, Planning and Natural Resources (2005), *Floodplain Development Manual*.

Maitland City Council (2011a), *Maitland Development Control Plan (DCP)*.

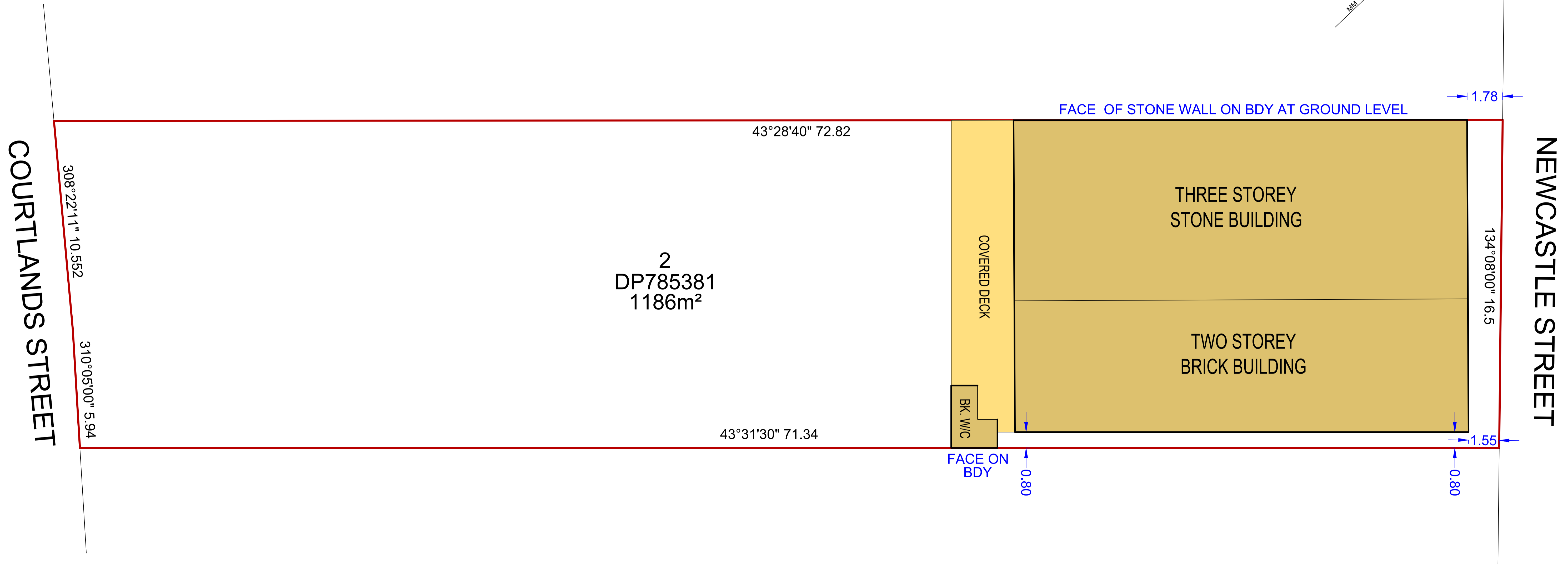
Maitland City Council (2011b), *Maitland Local Environmental Plan (LEP)*.

WMA Water (February 2019), *Wallis and Swamp Fishery Creek Flood Study*.

WMA Water (September 2010), *Hunter River Braxnton to Green Rocks Flood Study*.

## 7 Attachment A: Site Survey

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NOTE: EASEMENTS AFFECTING AND/OR APPURTENANT TO THE SUBJECT TITLE HAVE NOT BEEN INVESTIGATED

L.G.A.: MAITLAND  
 Parish: EAST MAITLAND  
 Locality: EAST MAITLAND  
 Client: DDA

Ratio: 1:100(A1) 1:200(A3)  
 Datum:  
 Origin:  
 Drawn: AM

Date Surveyed: 15.12.2021  
 Date Printed: 18.12.2021  
 Reference: 150167  
 Drawing: 150167\_1.dwg

**SITE PLAN**  
**LOT 2 DP785381**  
**99-101 NEWCASTLE STREET, EAST MAITLAND**



**EARTH SURVEYING**  
**CONSULTING SURVEYORS**  
 PO Box 4, NEWCASTLE NSW 2300  
 02 4929 1900 0405 223133  
 andrew@earthsurveying.com.au

## **8 Attachment B: Council Flood Information**

---

## Mark O'Brien

**From:** Kristy Cousins <Kristy.Cousins@maitland.nsw.gov.au>  
**Sent:** Tuesday, 5 December 2023 4:23 PM  
**To:** Mark O'Brien  
**Cc:** Stanley Leung  
**Subject:** RE: Flood information request - 2/DP785381 (Corro 2023/398281)

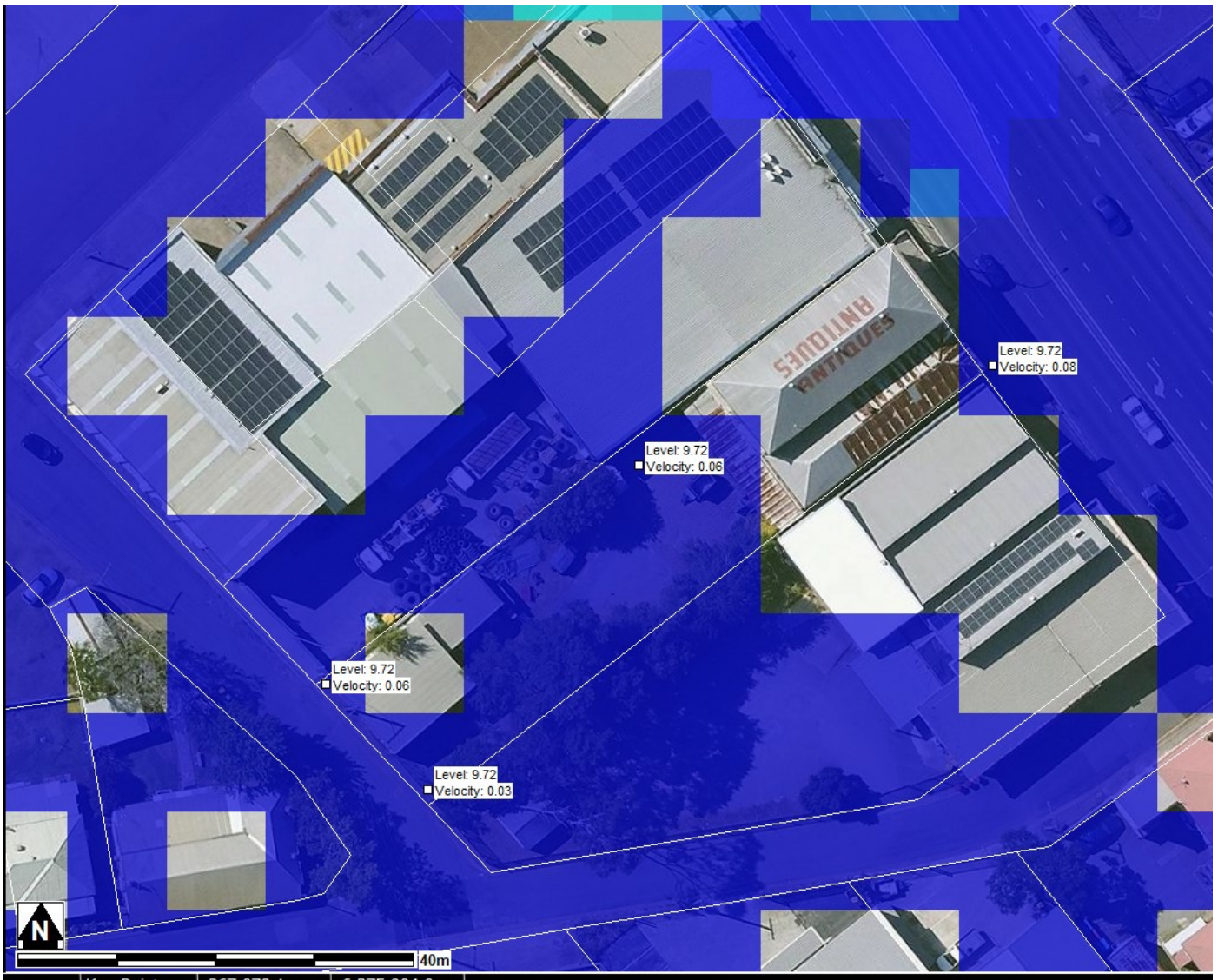
**Categories:** Red Category

Hi Mark,

Apologies for the delay in responding.

I can advise that the RL AHD of the 1:100 year (1% AEP) Flood event for Lot 2 DP 785381 is 9.72m AHD. This means that the Flood Planning Level (FPL) which is 500mm above the flood standard is 10.22m AHD.

Estimated 1% velocities across the site range from 0.03m/sec to 0.08m/sec, as shown in Figure 1 below.



I trust this satisfies your enquiry.

Regards,

**Kristy Cousins**

Coordinator Planning & Development  
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---

**From:** Mark O'Brien <[mobrien@martens.com.au](mailto:mobrien@martens.com.au)>  
**Sent:** Monday, November 27, 2023 1:43 PM  
**To:** Kristy Cousins <[Kristy.Cousins@maitland.nsw.gov.au](mailto:Kristy.Cousins@maitland.nsw.gov.au)>  
**Cc:** Stanley Leung <[sleung@martens.com.au](mailto:sleung@martens.com.au)>  
**Subject:** RE: Flood information request - 2/DP785381 (Corro 2023/398281)

Thanks Kristy,

If you are able to provide the flood heights and velocities for the 1% AEP event at the site that would be great.

Many Thanks,

**Mark O'Brien**

**Undergraduate Civil Engineer**

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Suite 201, 20 George Street, Hornsby, NSW 2077

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**From:** Kristy Cousins <[Kristy.Cousins@maitland.nsw.gov.au](mailto:Kristy.Cousins@maitland.nsw.gov.au)>  
**Sent:** Monday, November 27, 2023 9:47 AM  
**To:** Mark O'Brien <[mobrien@martens.com.au](mailto:mobrien@martens.com.au)>  
**Subject:** Flood information request - 2/DP785381 (Corro 2023/398281)

Dear Mark,

Reference is made to your email regarding a Flood information request for Lot 2 DP785381.

If you are lodging a DA, we can supply flood heights and velocities for the 1% AEP event. If you require flood heights and velocities for a different flood event, a fee of \$145 including GST will be charged for this service. However, if you are going through a private certifier for a CDC, or lodging a CDC with council, the flood information supplied by council needs to be more detailed and in a certain format. The fee for this information is \$300 including GST.

Should you have any further enquiries or want to arrange for payment, please do not hesitate to contact our Customer Experience Team on 02 4934 9700 or via email on [cet@maitland.nsw.gov.au](mailto:cet@maitland.nsw.gov.au).

Regards,

**Kristy Cousins**

Coordinator Planning & Development  
Planning & Environment | Maitland City Council  
t 02 4939 1016

f 02 4934 8469  
m +61 474 877 609  
[Kristy.Cousins@maitland.nsw.gov.au](mailto:Kristy.Cousins@maitland.nsw.gov.au)



\*\*\*\*\*

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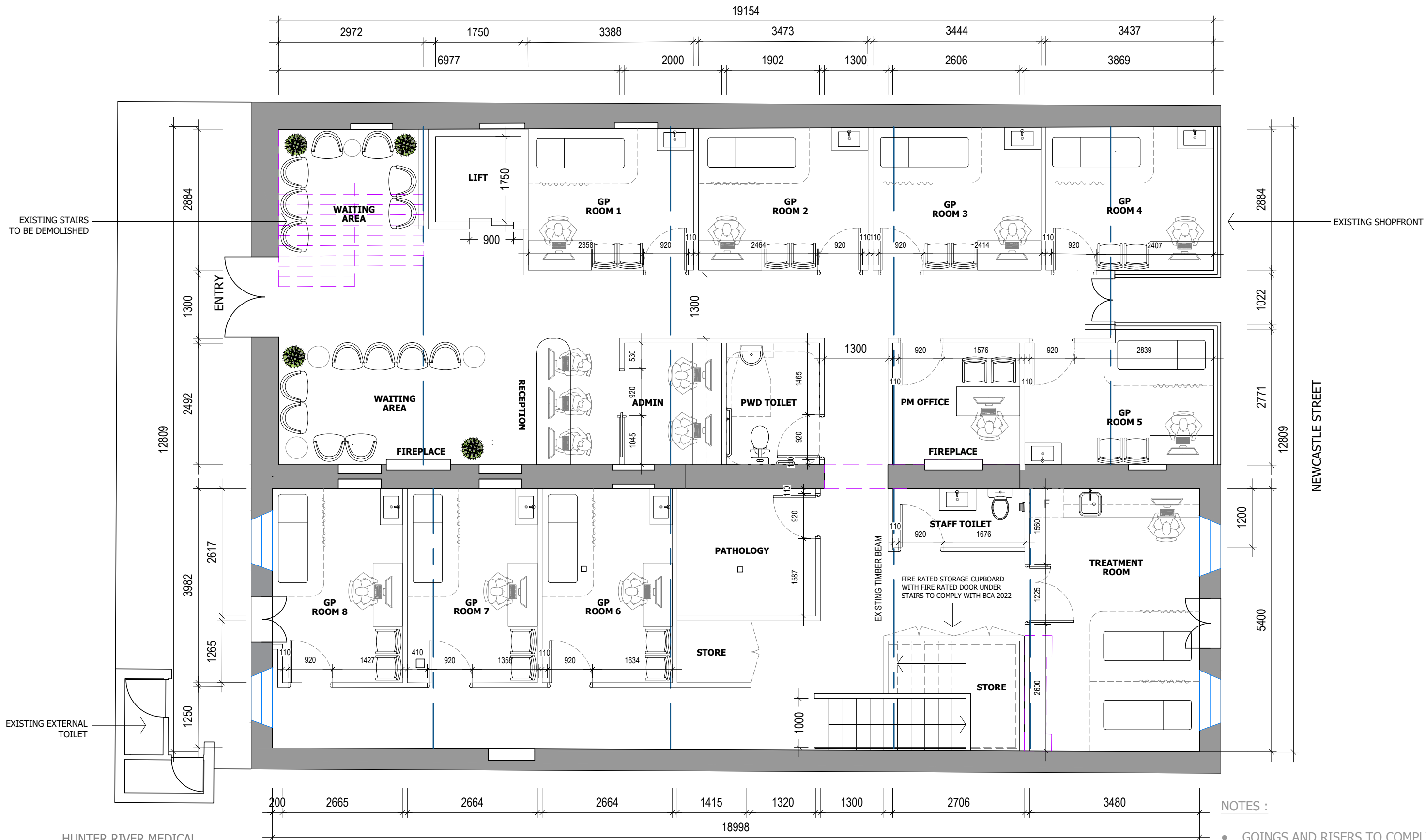
The views expressed in this email are not necessarily those of the Maitland City Council unless otherwise stated. The organisation does not warrant that this message is free of viruses or any other defect or error. This message and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this message in error please contact the author.

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## 9 Attachment C: Proposed Site Layout

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NOTES :  
 • GOINGS AND RISERS TO COMPLY WITH BCA 2022 AND AS1428.1

HUNTER RIVER MEDICAL  
 PROPOSAL LAYOUT  
 SCALE: 1:75

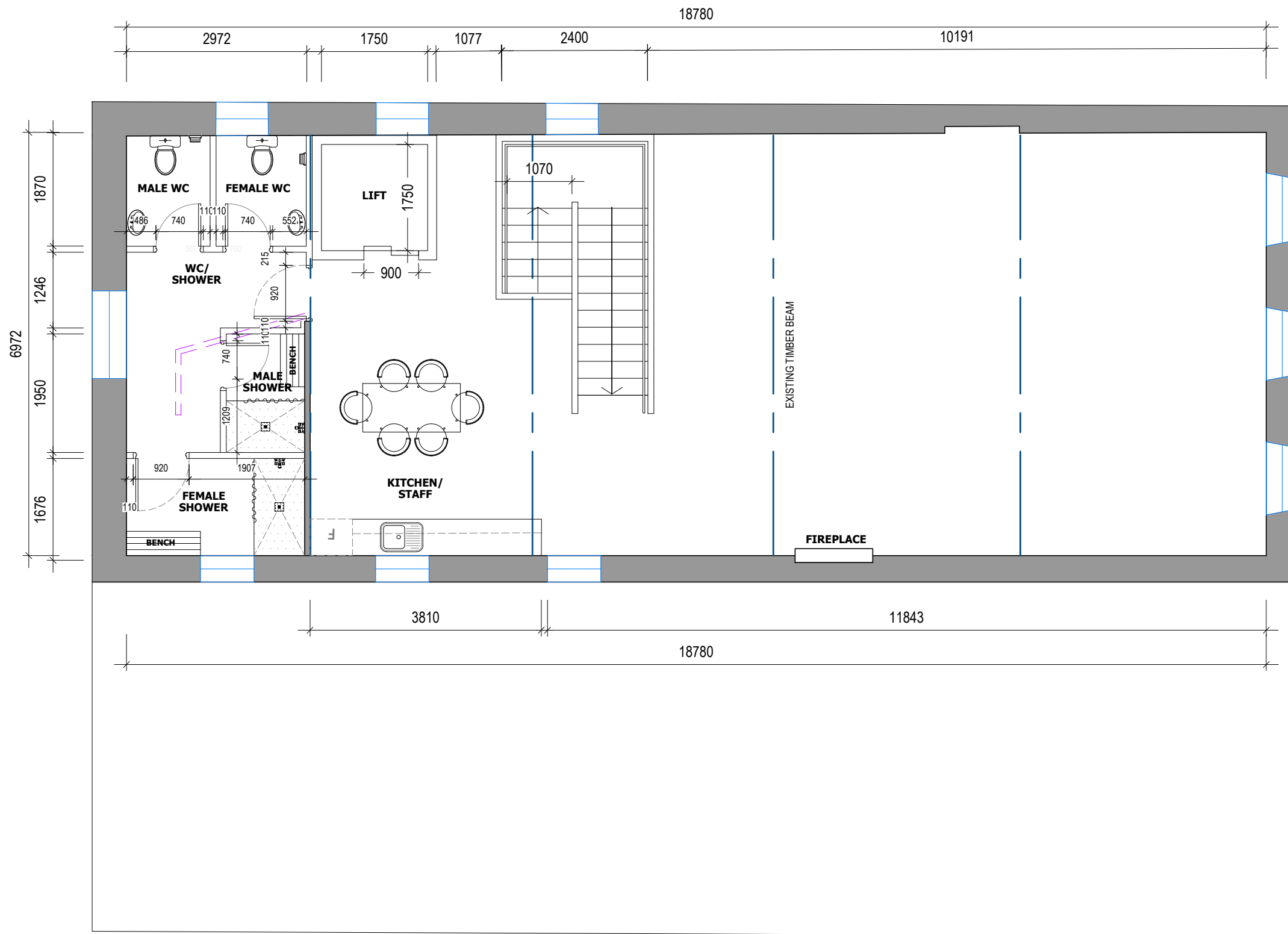
**GROUND FLOOR**

ALL DIMENSIONS ARE TO BE MILLIMETERS UNLESS OTHERWISE STATED

| GENERAL NOTES   |            |         | DRAWING NO                                       | CLIENT : - | PROJECT TITLE        | DRAWING TITLE              | DATE ISSUED |
|---|------------|---------|--|------------|----------------------|----------------------------|-------------|
| All dimensions are to be checked on site before commencement of works. Notify <b>DDA</b> for any discrepancies in dimensions & setting out of work for resolution.<br>This drawing must be read in conjunction with all Architectural drawings, Schedules & Specifications.<br>All works to fully comply with <b>Australian Standards</b> and <b>National Construction Code</b> . |            |         | TF-01  | DDA        | HUNTER RIVER MEDICAL | PROPOSED GROUND FLOOR PLAN | 15 MAY 2024 |
| REV.  | DATE:      | Rev.    | LOCATION   |            |                      |                            |             |
| 14  | 29.04.2024 | Rev. 12 | 99-101 Newcastle Street, East Maitland, NSW 2323 |            |                      |                            |             |
|   | 10.05.2024 | Rev. 13 |  |            |                      |                            |             |
|   | 15.05.2024 | Rev. 14 |  |            |                      |                            |             |
|   | 18.03.2024 | Rev. 09 |  |            |                      |                            |             |
|   | 19.04.2024 | Rev. 10 |  |            |                      |                            |             |
|   | 24.04.2024 | Rev. 11 | CLIENT APPROVAL                                  |            |                      |                            |             |


**DESIGN DOCTORS AUSTRALIA**  
 www.dda.world





**SECOND FLOOR**

**NOTES :**

- GOINGS AND RISERS TO COMPLY WITH BCA 2022 AND AS1428.1

HUNTER RIVER MEDICAL  
PROPOSAL LAYOUT

1  
TF-01

SCALE:

1:75

ALL DIMENSIONS ARE TO BE MILLIMETERS  
UNLESS OTHERWISE STATED

| GENERAL NOTES   |            |         | DRAWING NO | CLIENT : -  | PROJECT TITLE        | DRAWING TITLE              | DATE ISSUED |
|---|------------|---------|------------|---|----------------------|----------------------------|-------------|
| All dimensions are to be checked on site before commencement of works. Notify <b>DDA</b> for any discrepancies in dimensions & setting out of work for resolution.<br>This drawing must be read in conjunction with all Architectural drawings, Schedules & Specifications.<br>All works to fully comply with <b>Australian Standards</b> and <b>National Construction Code</b> . |            |         | TF-01      | DDA   | HUNTER RIVER MEDICAL | PROPOSED SECOND FLOOR PLAN | 15 MAY 2024 |
|   |            |         | 14         | LOCATION<br>99-101 Newcastle Street, East Maitland, NSW 2323<br><br>CLIENT APPROVAL |                      |                            |             |
| REV.  | DATE:      | Rev.    |            |   |                      |                            |             |
|   | 29.04.2024 | Rev. 12 |            |   |                      |                            |             |
|   | 10.05.2024 | Rev. 13 |            |   |                      |                            |             |
|   | 15.05.2024 | Rev. 14 |            |   |                      |                            |             |
|   | 18.03.2024 | Rev. 09 |            |   |                      |                            |             |
|   | 19.04.2024 | Rev. 10 |            |   |                      |                            |             |
|   | 24.04.2024 | Rev. 11 |            |   |                      |                            |             |
|   |            |         |            |   |                      |                            |             |
|   |            |         |            |   |                      |                            |             |

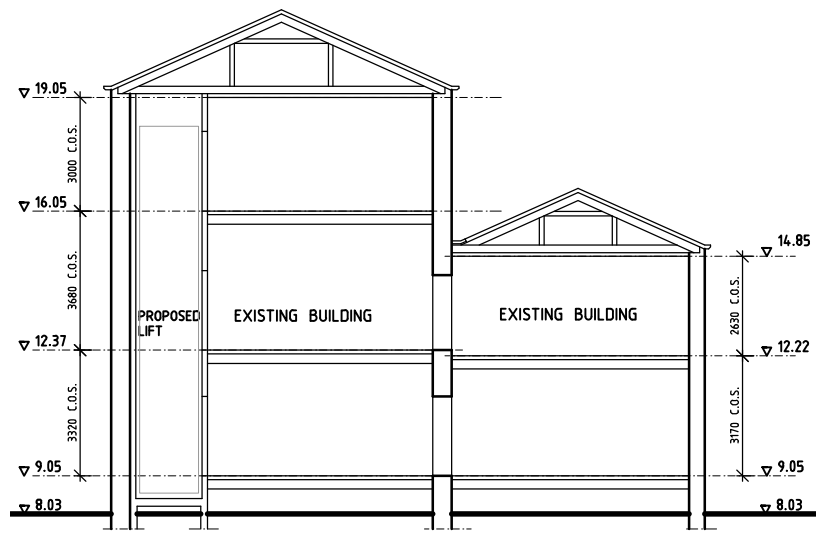


www.dda.world

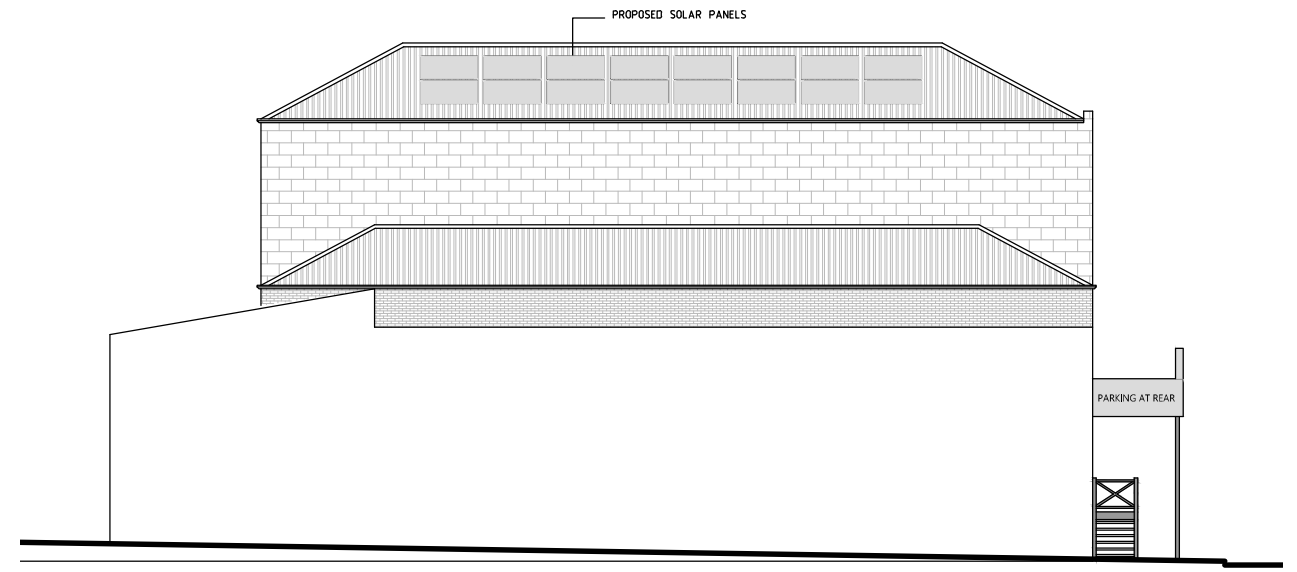
NOTES:  
ALL DIMENSIONS AND RL TO BE CHECKED ON  
SITE, AND ACCORDING TO SURVEY PLAN.



NORTH-WEST ELEVATION



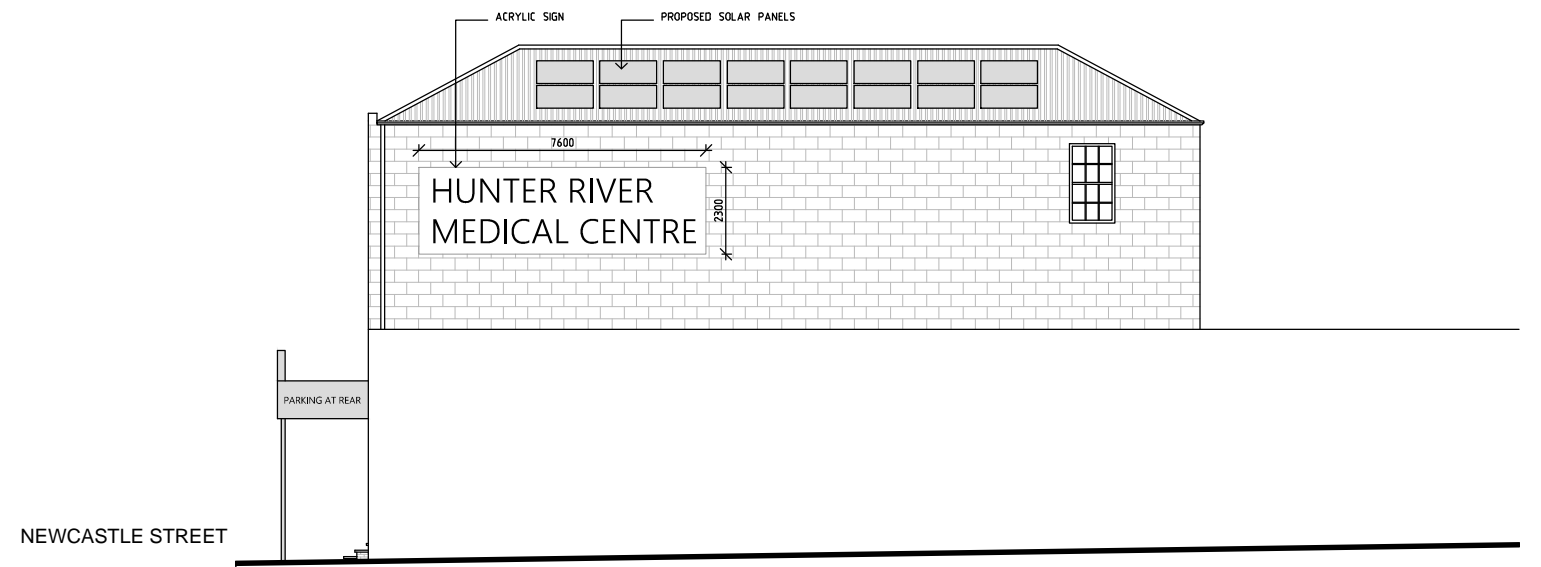
SECTION A



SOUTH-EAST ELEVATION



NORTH-EAST ELEVATION  
(NEWCASTLE STREET)



NORTH-WEST ELEVATION



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| No | Description             | Date      |
|----|-------------------------|-----------|
| 2  | PRELIMINARY             | 26.2.2024 |
| 3  | PRELIMINARY             | 13.3.2024 |
| 4  | PRELIMINARY             | 15.4.2024 |
| 5  | DEVELOPMENT APPLICATION | 10.5.2024 |

**HUNTER RIVER MEDICAL**

99-101 Newcastle Street EAST MAITLAND NSW

**PROPOSED ELEVATIONS & SECTION**

|              |           |
|--------------|-----------|
| Project name | HVM       |
| Issue no     | 5         |
| Drawn by     | JM        |
| Date         | 10.5.2024 |

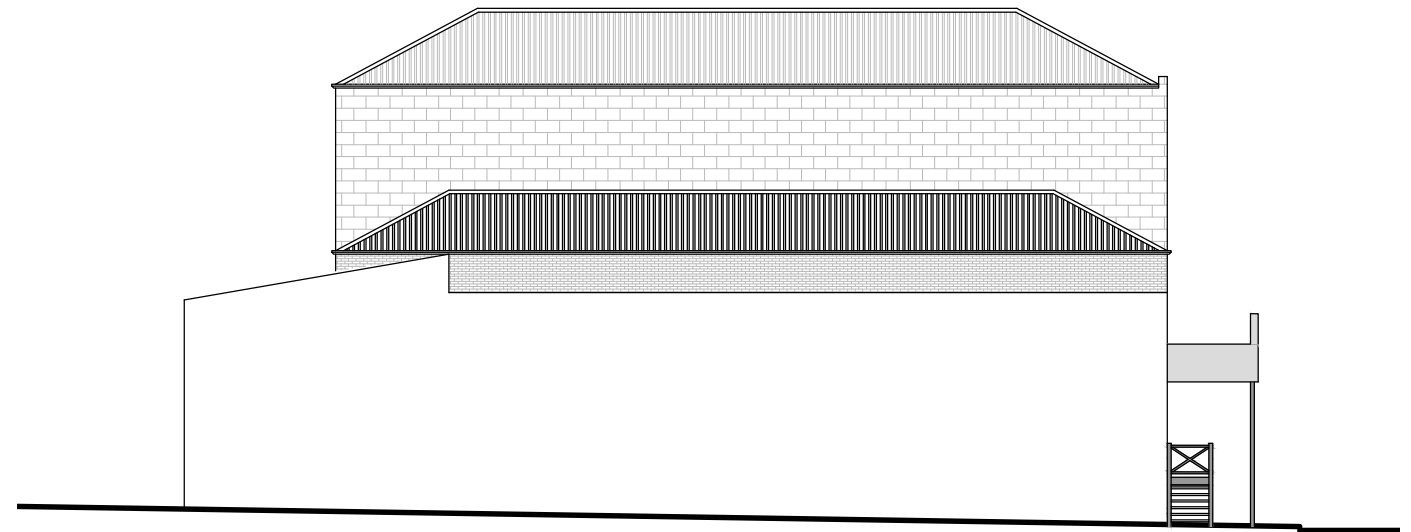
**HRM-E**

Scale @ A3

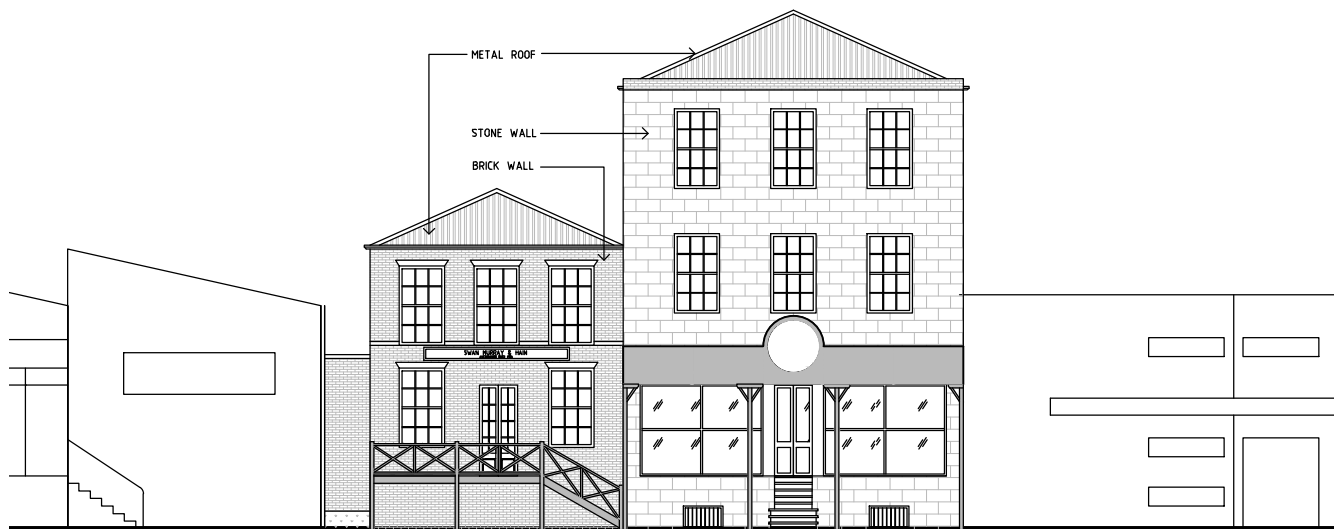
1:100



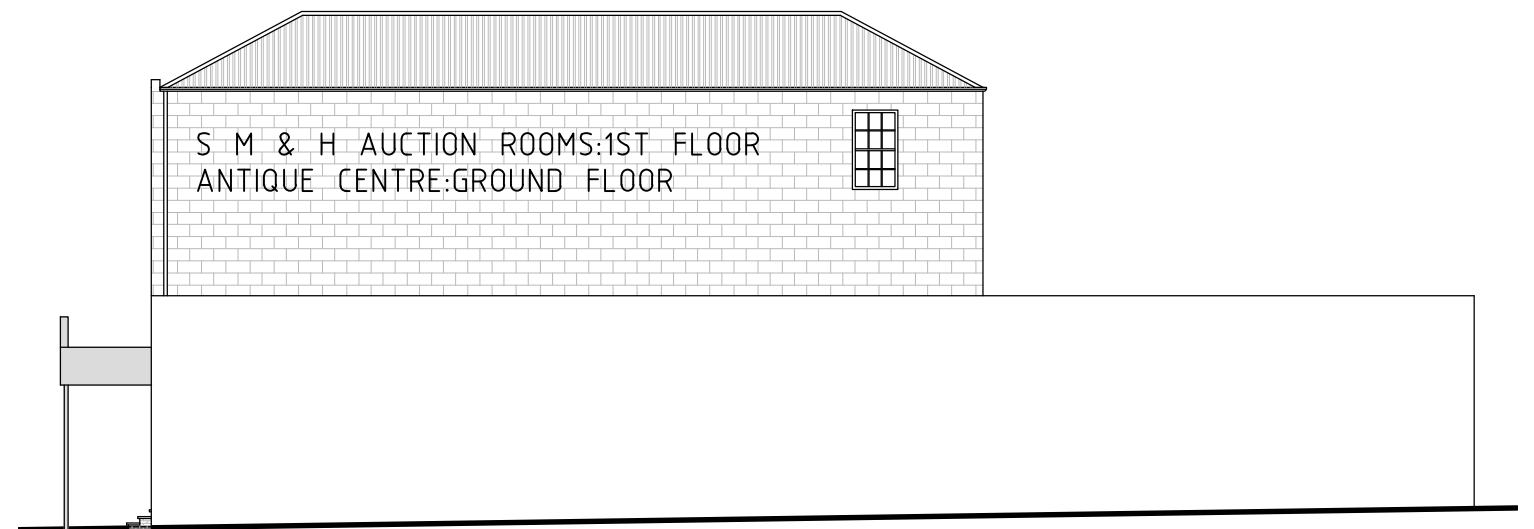
NORTH-WEST ELEVATION



SOUTH-EAST ELEVATION



NORTH-EAST ELEVATION



NORTH-WEST ELEVATION



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| No | Description | Date       |
|----|-------------|------------|
| 1  | FIRST ISSUE | 16.10.2023 |
| 1  | REVISED     | 26.4.2024  |
|    |             |            |
|    |             |            |

**HUNTER RIVER MEDICAL**

99-101 Newcastle Street EAST MAITLAND NSW

**ELEVATIONS EXISTING BUILDING**


|              |           |
|--------------|-----------|
| Project name | HVM       |
| Issue no     | 2         |
| Drawn by     | JM        |
| Date         | 26.4.2024 |

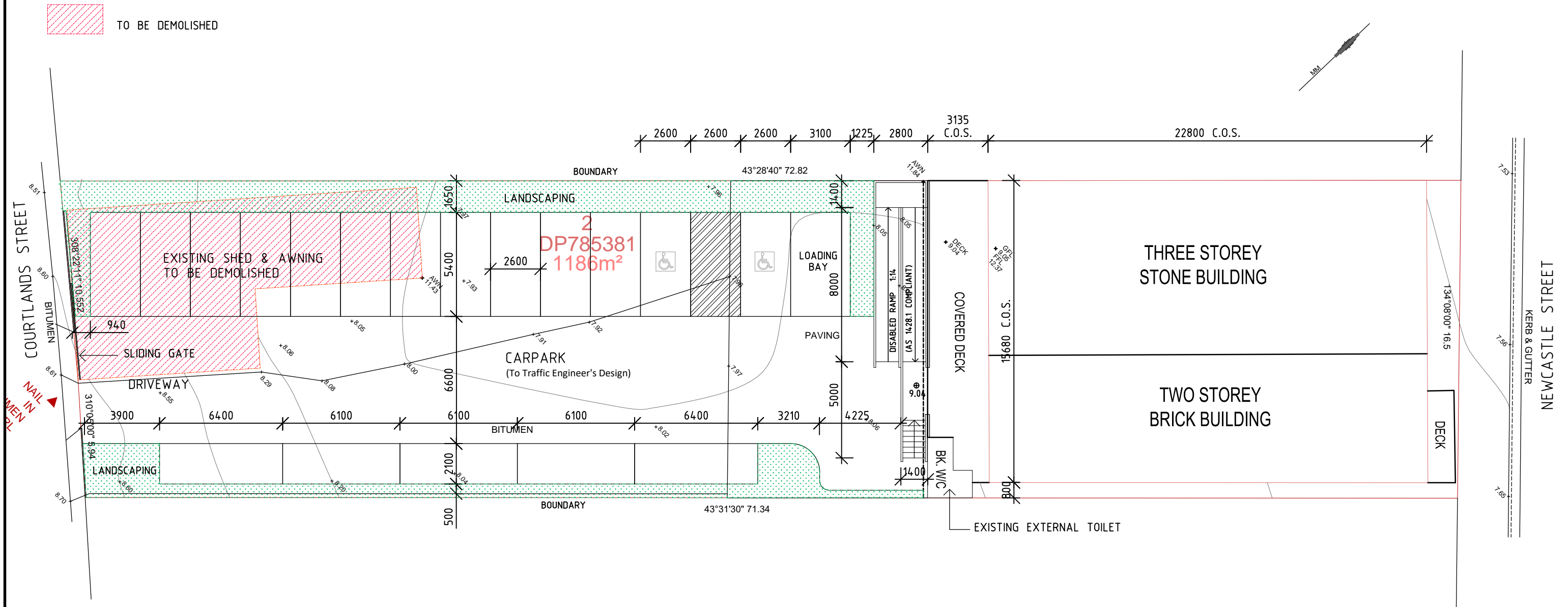
**HRM-E-X**

Scale @ A3

1:100

NOTES :  
ALL DIMENSIONS TO BE CHECKED ON SITE.

 TO BE DEMOLISHED




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| No | Description             | Date      |
|----|-------------------------|-----------|
| 2  | PRELIMINARY             | 25.1.2024 |
| 3  | PRELIMINARY             | 1.2.2024  |
| 4  | PRELIMINARY             | 1.3.2024  |
| 5  | DEVELOPMENT APPLICATION | 10.5.2024 |

**HUNTER RIVER MEDICAL**  
99-101 Newcastle Street  
EAST MAITLAND NSW

| SITE PLAN    |           | HRM-SITE   |
|--------------|-----------|------------|
| Project name | HVM       |            |
| Issue no     | 5         |            |
| Drawn by     | JM        |            |
| Date         | 10.5.2024 | Scale @ A3 |
|              |           | 1:100      |