



Our Reference: ECM 8406560
Contact: Ratnam Thilliyar
Telephone: 4732 7988

12 October 2018

Jackson Environment and Planning
Suite 102
25-29 Berry Street
NORTH SYDNEY NSW 2060

Attention: Ms Jill Lethlean

Dear Ms Lethlean

Flood Level Enquiry
Lot 1 DP 1175850 - No. 65-73 Dunheved Circuit St Marys

Please find attached the flood level information for the above property.

Should you require any further information please do not hesitate to contact me on (02) 4732 7988.

Yours sincerely

Ratnam Thilliyar
Engineering Stormwater Supervisor

Flood Information

Lot 1 DP 1175850 No. 65-73 Dunheved Circuit St Marys

Date of issue: 12 October 2018

The mainstream 1%AEP flood level affecting the above property is estimated to be RL21.0m AHD

In addition, this locality has been investigated in regard to overland flow from local catchment and the property has been identified as being affected by the 1% AEP overland flow-path.

Property less than 0.5m above the 1% AEP flood level is subject to Penrith Development Control Plan 2014 Section C3.5 Flood Planning. The Penrith Development Control Plan 2014 is available from Council's website www.penrithcity.nsw.gov.au.



Definitions

AEP – Annual Exceedance Probability – the chance of a flood of this size occurring in any one year.

AHD – Australian Height Datum – A standard level datum used throughout Australia, approximately equivalent to mean sea level.

Notes:

1. The contours shown above in yellow numbering are at 0.5m intervals and are based on Aerial Laser Scanning (ALS) Survey undertaken in 2002. The contour levels are approximate and for general information only. Accurate ground levels should be obtained by a Registered Surveyor.
2. The flood level is based on current information available to Council at the date of issue. The flood level may change in the future if new information becomes available. The 1% AEP flood is the flood adopted by Council for planning controls. Rarer and more extreme flood events will have a greater effect on the property.
3. Council has in the past conducted studies of possible overland water flows within the City of Penrith. Those studies have been carried out in good faith, but Council cannot verify their accuracy. In particular, Council believes there are limitations on the accuracy of the past studies in urban areas where the effect of flash flooding, and underground drainage and stormwater disposal systems is largely unknown.
4. Council's studies are reflected in flood mapping for the City which show properties potentially affected by overland flows in excess of 150mm.
5. This property is shown on Council's flood mapping as potentially so affected.
6. Council imposes flood related development controls where, in its opinion, such controls are justified. Such controls may or may not be imposed with respect to this property in the event of an application for development consent.
7. If a development proposal is submitted with respect to this property, Council will consider the possibility of flood or overland flow in the context of the application. Council may impose a requirement that the applicant for development consent carry out a detailed assessment of the possible overland water flows affecting the property (a flood study) and/or may impose other controls on any development designed to ameliorate flood risk.
8. You are strongly advised if you propose to carry out development upon the property, that you retain the assistance of an experienced flooding engineer and have carried out a detailed investigation.
9. Council accepts no liability for the accuracy of the flood levels (or any other data) contained in this certificate, having regard to the information disclosed in Notes "1" to "5". As such you should carry out and rely upon your own investigations.


Ratnam Thilliyar

Engineering Stormwater Supervisor