



File no: 326021

1 September 2021

Boris Santana

Dear Boris

85 Forman Avenue Glenwood being Lot 5227 in DP 868693

I refer to your email on 6th August 2021 regarding flood information for the above property.

Flood Assessment

Based on the latest information available to us from consultants and/or statutory authorities, there are no flood planning controls that apply to this property.

Council's position is that a Complying Development Certificate (CDC) is not available for this site.

Recommendations

Council's Asset Design section's only requirement relating to flooding or drainage would be for the habitable floor level to be a minimum of 225 mm above finished ground levels.

However, given the contour information available for the site, there is the possibility that the lot is subject to currently un-mapped overland flooding. To determine if it is, the following should be assessed by the applicant:

1. A development application must provide a detail survey to Australian Height Datum (AHD) and certified (signed) by a registered surveyor. The survey is to include:
 - Sufficient spot levels with contours
 - Any existing floor levels
 - The origin and level of the benchmark used and a local benchmark on top of kerb installed for use during construction.
2. The applicant needs to review site topography that directly concentrates flows to the site including trapped drainage low points.

Connect - Create - Celebrate

Council Chambers - 62 Flushcombe Road - Blacktown NSW 2148

Telephone: (02) 9839 6000 - DX 8117 Blacktown

Email: council@blacktown.nsw.gov.au - Website: www.blacktown.nsw.gov.au

All correspondence to: The General Manager - PO Box 63 - Blacktown NSW 2148

3. Any future development within the overland flow area, if identified, would have to prove that it does not increase the flood risk to life or the surrounding area and it must maintain an appropriate overland flow path. This will require a Flood Study Report at your cost unless the future development is contained within the existing building footprint. Should you wish to proceed with a flood study please contact Council for specific flood modelling requirements.
4. Any future development must comply with general requirements for Flood Modelling as outlined in Blacktown City Council's Water Sensitive Urban Design (WSUD) Developer Handbook. Chapter 15.3: Design Standards outlines a number of different developments, and states minimum requirements with regards to flooding.

This document is published on Blacktown City Council's website:
<https://www.blacktown.nsw.gov.au/Plan-build/Stage-2-plans-and-guidelines/Developers-toolkit-for-water-sensitive-urban-design-WSUD/MUSIC-modelling>
5. Allow for the pipes adjacent to the site to be blocked in accordance with Chapter 15 of the WSUD Developer Handbook and include in a Flood Model of the property.
6. *Submit to Council a copy of this Flood Advice Letter, the Flood Study Report and electronic files of the Flood Model with the Development Application (DA).*
7. Council can supply additional information, such as catchment plans and/or ALS/Lidar data for a fee. Contact floodadvice@blacktown.nsw.gov.au for this information.

Background

Please read this letter in conjunction with Attachment A, General Flood Information, and B Complying Development Information.

Please find attached a copy of an extract from Council's Geographical Information System (GIS) showing the approximate extent of Blacktown City's flood information in this area. Please note the disclaimer and the contour interval of 0.5 metres.

Council's flood mapping is available on Council's web site. To start go to <http://maps.blacktown.nsw.gov.au>. Council's flood mapping only covers the areas where it has information. A property that is not identified does not mean that there are no flood issues. It is the responsibility of the person enquiring to check the natural fall of the land and to ensure that the subject property is not affected by local stormwater overland flows that might affect existing or future development on this land.

The above comments are preliminary and not complete. A more detailed assessment at development application stage may result in modifications and/or additions to these comments (This advice is not a guarantee of approval).

However, please also be advised that there may be other non-flood related issues that might impact on the use of the land.

If you would like to discuss this matter further, please contact me on 9839 6384.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Philip Mcateer', with a stylized, cursive script.

Philip Mcateer
Senior Stormwater Engineer

Encl. Attachment A & B, Flood map

Disclaimer:

The information contained in this letter is only valid on the date of issue. This letter has been prepared with all due care and in good faith using the best information available to us.

We provide no warranties in relation to the completeness or accuracy of the information contained in this letter, and do not accept liability for any loss or damage resulting from, or in connection with, its contents or its use.

Attachment A

General Flood Information

The flood levels supplied are for the pre-developed existing conditions

The flood levels supplied do not take climate change into consideration. These flood levels should not be used to set floor levels or to identify the extent of flooding over the property as our current flood models may not have included blockage factors nor changes in land-use and landform since the date of the study.

Probable Maximum Flood

This is the largest flood that could conceivably occur at a particular location. The PMF defines the extent of flood prone land that is, the floodplain. The risk of it happening in any one year is extremely rare and is considered to be between a 1 in 100,000 to a 1 in 10,000,000 chance.

1% AEP Flood

This is a flood that has a probability of 1% (or a 1 in 100 chance) of occurring in any given year.

Flood risk precincts

Precincts have been defined based on hydraulic and survey information available to Council. In many cases a more definitive indication of flood risk precinct extents can be determined by relating surveyed ground levels at AHD to the relevant hydraulic and/or flood level criteria.

The Low Flood Risk Precinct is all land within the floodplain, i.e. within the extent of the Probable Maximum Flood (PMF) but not identified as either a high flood risk or medium flood risk precinct. Therefore, the Low Flood Risk Precinct is all the land between the 1% AEP and PMF flood extents.

The Medium Flood Risk Precinct is the land below the 1% AEP flood level subject to a low hydraulic hazard (in accordance with the provisional criteria outlined in the N.S.W. Government Floodplain Development Manual 2005).

The High Flood Risk Precinct is the land subject to a high hydraulic hazard (in accordance with the provisional criteria outlined in the N.S.W. Government Floodplain Development Manual 2005) in a 1% AEP flood event and/or subject to potential evacuation difficulties during a flood.

“Development on Flood Prone Land” guidelines

Our guidelines can be found in “Blacktown Development Control Plan (DCP) 2015 Part A” publication. This publication is available on Council’s Website “www.blacktown.nsw.gov.au”. To find this document click on Planning and Development tab on the home page and then select Blacktown Development Control Plan 2015. This publication is currently under review in respect of floodplain planning issues.

Council’s flood mapping is available on Council’s web site

To start click Discover Blacktown tab on the home page and then select Maps Online and follow the instructions. Council’s flood mapping only covers the areas where it has information. A property that is not identified does not mean that there are no flood issues. It is the responsibility of the person enquiring to check the natural fall of the land and to ensure that the subject property is not affected by local stormwater overland flows that might affect existing or future development on this land.

Flood Planning Level

The Flood Planning Level is a special area of the Low Flood Risk Precinct that is within the 0.5m freeboard of the 1% AEP flood level.

We are currently reviewing the flood modelling in this area

Finalisation of this modelling work may result in a variation to the quoted flood levels and amendments to our current flood mapping extents. The flood levels shown are under review and therefore are preliminary information only.

Attachment B

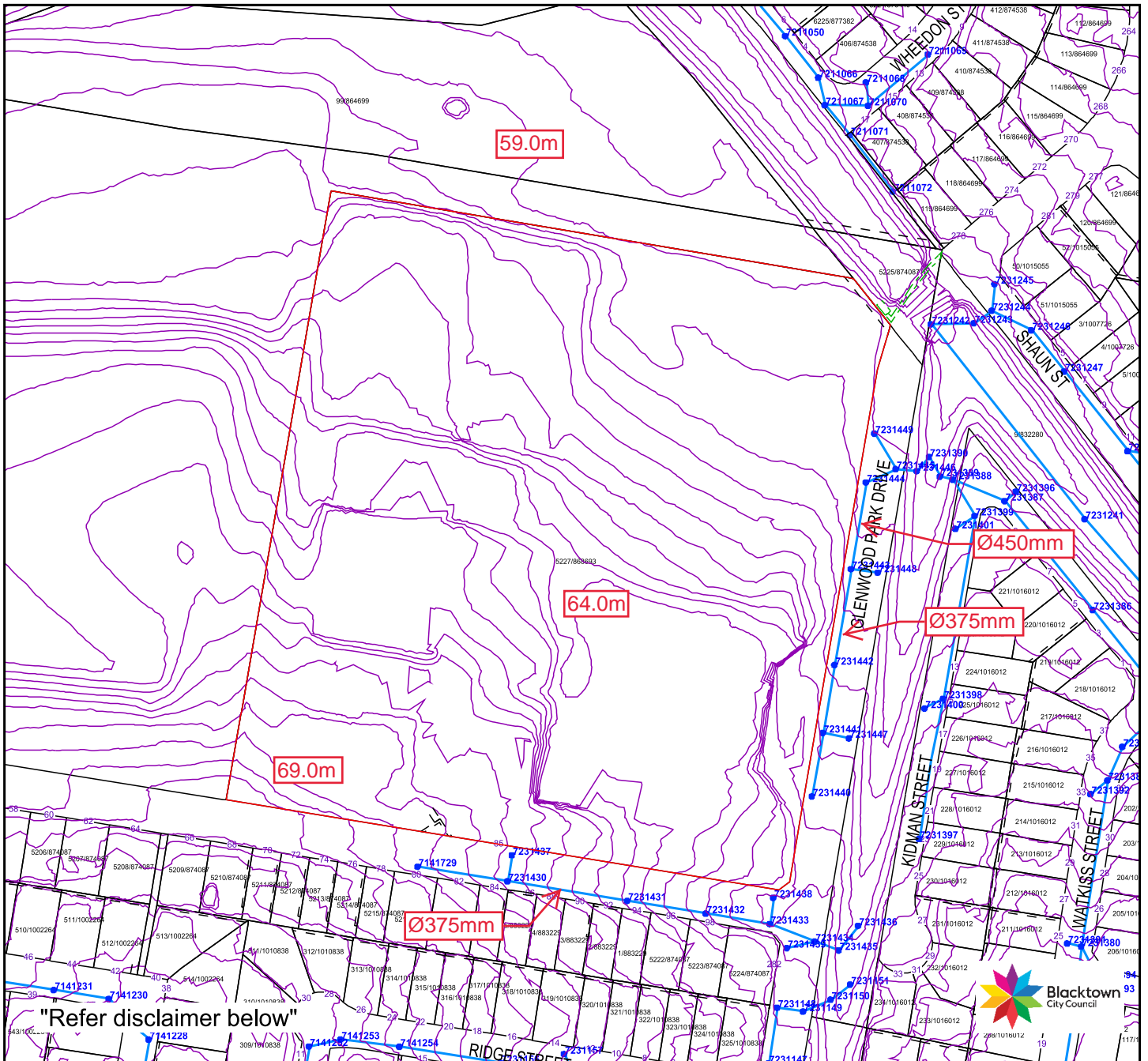
Complying Development Information

The information you seek may vary between “complying development” i.e.: routine development which has minimal environmental impact, providing the design complies with each relevant development standard of the pertinent State Environmental Planning Policy (SEPP) or “local development” i.e.: development, including State significant development, which may have significant environmental impact and for which a Development Consent and Construction Certificate are required under the Environmental Planning and Assessment Act 1979.

The property is identified on Council’s records as affected by “Local Runoff” according to the latest information available to Council. Local Runoff is considered to be the equivalent of a “flow path” for the purposes of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Where your enquiry relates to a proposed Complying Development Certificate (CDC), any flood control lot provisions of the relevant SEPP must be investigated.

The SEPP may provide that a CDC cannot be issued for any flood control lot until either Council or a professional engineer who specialises in hydraulic engineering (e.g.: a person holding the relevant accreditation under the NSW Building Professionals Board accreditation scheme) certifies that the land is not a flood storage area, a floodway area, a flow path, a high hazard area or a high-risk area.



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Plot Date: 30/08/2021

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BLACKTOWN CITY COUNCIL Flood Risk Map

This is Council's current flood map. However Council is currently reviewing the flood modelling in this area. Finalisation of this modelling work may result in a variation to the quoted flood levels and amendments to Council's current flood mapping extents.

DISCLAIMER: The flood risk precincts shown are based on information available to Council and should be regarded as an indicative guide only. A more accurate indication of the extent of the respective flood risk precincts can be determined by relating surveyed ground levels at Australian Height Datum (AHD) to the hydraulic and/or flood level criteria determining flood risk precinct boundaries. This information may be obtained by a written request to Council accompanied by a ground level survey to AHD prepared by a Registered Surveyor. Should flood risk precinct extents be required for the purpose of a financial transaction of any nature, then the parties to that transaction should apply to Council for formal certification and/or seek independent legal or professional advice.



Scale 1:3000

