



CUMBERLAND
CITY COUNCIL

11 May 2021

Our Reference EC2021/0479
Contact Rolyn Sario
Telephone 8757 9536

Sarah New-Beall
25-27 Sherwood Street
NORTHMEAD NSW 2152

Dear Sir/Madam

**FLOOD LEVELS AT NO 30 LOFTUS ROAD, YENNORA
BEING LOT 8 DP 1233715**

Council refers to your request dated 7 May 2021 requesting flood information at the above property.

The above property is shown to be affected by the 1% Annual Exceedance Probability (AEP) flood, according to the information available to Council from the "Prospect Creek Overland Flood Study" prepared by Lyall & Associates Consulting Water Engineers in June 2017.

The 1% AEP flood level refers to a flood which has a 1% chance of being equalled or exceeded in any one year and this site has been assessed as a medium flood risk. 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) as follows:

- | | | |
|------------------|---|-----------|
| 1. At location A | - | 15.2 mAHD |
| 2. At location B | - | 15.1 mAHD |
| 3. At location C | - | 15.0 mAHD |
| 4. At location D | - | 14.8 mAHD |
| 5. At location E | - | 14.6 mAHD |
| 6. At location F | - | 14.5 mAHD |
| 7. At location G | - | 14.4 mAHD |

The subject property has been identified as Flood Control lot. Under the SEPP (Exempt & Complying Development) 2008 Regulation 3.5(1), a Complying Development Certificate must not be issued for, *"Development under this code must not be carried out on any part of a flood control lot, other than a part of the lot that the council or a professional engineer who specialises in hydraulic engineering has certified, for the purpose of the issue of the relevant complying development certificate, as not being any of the following:*

16 Memorial Avenue, PO Box 42, Merrylands NSW 2160
T 02 8757 9000 E council@cumberland.nsw.gov.au W cumberland.nsw.gov.au
ABN 22 798 563 329

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- a) *a flood storage area,*
- b) *a floodway area,*
- c) *a flow path,*
- d) *a high hazard area,*
- e) *a high risk area."*

Council has determined that part of the flood control lies in three of the five items above – items *a*, *b* and *c* therefore; a CDC cannot be issued on this site. The identified flood items are represented by the darker area within the 1% AEP flood extent on the attached map. If the development is proposed within any part of this zone (dark blue area), a pre and post flood study must accompany the Development Application. Alternatively, if the development is proposed within the uncoloured and/or light blue areas (flood fringe zone), a CDC may be considered for this site. However, the surface flows must not be impeded (blocked) and the redevelopment shall allow the free movement of the flood around any proposed structure(s).

In all cases, flood level on adjacent properties shall not be increased. Supporting documentation is to accompany the development.

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. Interpolation between flood levels is allowed.

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.

For modelling purposes, the models (pre and post development flood study) shall be calibrated to Council's 1%AEP Flood levels (or interpolated levels) at least 10 metres upstream and downstream from the property boundaries.

Note:

The brown shaded area on the attached Map represents the flood waters with a depth of flow less than 100mm and does not attract any flood controls. It is presented on the flood map to show the continuity of flooding within the area. However, if development occurs within the brown areas, the structure shall not impede or divert flows to adjacent properties.

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 one year from the above date.

If you have any further enquiries regarding this matter please 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

