

NO.9 ALLFIELD RD, WOY WOY

FLOOD RISK MANAGEMENT PLAN

Date: 21ST MAY 2026

PREPARED FOR: MR MICHAEL O'DONNELL

REPORT NUMBER: FRMP- 0187-26-A

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Disclaimer

The advice and information contained within this report relies on the quality of the records and other data provided by the Client and obtained from local authority along with the time and budgetary constraints imposed.

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1. Introduction

A development application is to be lodged to the Central Coast Council for the construction of a multi-dwelling development (3x dwellings) at **No.9 Allfield Rd, Woy Woy**. Council's advice as extracted from the flood maps have indicated that the site is flood affected and a Flood Risk Management Plan is required to investigate the flood affectation and propose advice and recommendations for the development.

The site is affected by flooding as stated in the flood information provided by Central Coast Council issued on the 26th of March 2026.

DT Civil Pty Ltd have been commissioned to assess the flood characteristics of the site and to provide a Flood Risk Management Plan demonstrating compliance with Central Coast Council's Development Control Plan and the NSW Government Department of Planning's 'Floodplain Development Manual'.

2. Site Analysis

The site is located within the municipality of Central Coast Council and is identified as LOT 70 DP 6846. The site is located on the Northern side of Allfield Rd. The site has a total site area of approximately 855.0m² in total. The site is bound by built up residential allotments to the West, East, and North, and Allfield Rd to the South (See Figure's 1 and 2 – Site location).

The proposal consists of the demolition of the existing single storey dwelling and associated sheds and structures and the construction of a new multi-dwelling development (3x dwellings) (See Figure's 3 and 4 – existing and proposed Site Plan).

3. Flood Assessment and Recommendations

From the flood information, the site is seen to be partially impacted by fringe flooding at the location of the existing dwelling at the front of the site and the remainder of the site is unaffected. The flood hazard prescribed to the site is H1. The site is also deemed to be unaffected by an overland flowpath, floodway, and flood storage area. Council's flood information calculates the maximum 1% AEP flood level to impact the site to be RL4.56. In accordance with Central Coast Council's Guidelines for flood affected sites, flood planning levels for a site are to be set at 500mm above the 100YR ARI Flood level. Therefore, the Flood Planning Level for the site is set at **FPL5.060mAHD**.

3.1 Finished Floor Levels

In accordance with Central Coast Council's Guidelines for flood affected sites, the minimum habitable finished floor levels are to be set at 500mm Freeboard above the 1% AEP flood level and non-habitable levels are to be located at or above the 1% AEP. The maximum 100YR Flood level within the vicinity of the proposed development is set at RL4.56. The floor levels are summarised in the table below;

	1% AEP FLOOD LEVEL	MIN. HABITABLE FLOOR LEVEL (mAHD)	NON-HABITABLE FLOOR LEVEL (mAHD)	PROPOSED FFL (HABITABLE/GARAGE)	COMPLIES
UNIT 1	RL4.56	RL5.06	RL4.56	FFL5.06/ GFL4.89	YES
UNIT 2	RL4.56	RL5.06	RL4.56	FFL5.06/ GFL4.89	YES
UNIT 3	RL4.56	RL5.06	RL4.56	FFL5.06/ GFL4.89	YES

3.2 Building Component and Structural Soundness

The lowest Natural Ground Level in the vicinity of the proposed development is NGL4.74 at Dwelling 1 located at the front of the building footprint. With a proposed habitable finished floor level of min.FFL5.06, the ground floor of the proposed dwelling will be maximum of 0.32m above the ground level. With these levels, the proposed ground floor of the development is to be constructed as a raft slab or strip footing on ground to the future structural engineer's details.

3.1 Volume

Based on our assessment of the flood behaviour across the site, the property is partially affected by fringe flooding and not affected by any other flood characteristics. The proposed fringe flooding is seen to occur at the location of the existing dwelling that is proposed for demolition. The proposed dwelling in its place is Unit 1 which consist of a smaller footprint. As the site is not located within a flood storage area, the proposed development will have no net decrease on the flood storage volume of the floodplain. Through the demolition of existing structures, the proposal is anticipated to increase the available on-site flood storage capacity and is therefore an overall positive outcome.

3.2 Velocity

Based on our assessment of the flood behaviour across the site, the property is only partially affected by fringe flooding and is not impacted by any defined overland flow path or flood velocities. The area affected by fringe flooding generally corresponds with the location of the existing dwelling, which is proposed to be demolished. The replacement dwelling (Unit 1) has a reduced building footprint and increased setbacks to the front and side boundaries. As the site is not located within an overland flowpath, the proposed development will not result in any measurable increase in flood velocity within the floodplain. Furthermore, the reduced footprint and increased boundary setbacks provide additional widths of flow which ultimately reduce the potential flood velocities and an overall improvement in floodplain functionality.

3.3 Impact on adjacent lands

Through our Flood Assessment, the 1% ARI flooding for the site occurs within the Allfield Rd road frontage and fringe flooding that partially enters the site from the eastern boundary. The proposed development is not located within the flood extent with no changes to the flood storage volume or flood velocity across the site. Therefore, there will be no impact to the flow of floodwater as a result of this proposal.

4. Evacuation

It is recommended that evacuation procedures shall be carried out pending instructions from authorities i.e. State Emergency Services.

For Storms up to the 1% AEP, all occupants are to remain within the proposed dwelling, due to the proposed elevated level, and the short length of time of concentration. However, if previous warning is given, evacuation to Allfield Rd is safer. Occupants of the facility are to evacuate to the front of site and travel in a Western direction along Allfield Rd. This is the shortest and safest travel distance to

evacuate. Evacuation during flooding may be quite dangerous and would NOT be recommended and should only take place prior to the water level reaching a level of 0.2m above the NGL at the front boundary.

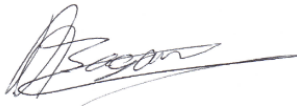
In the event of a probable maximum flood (PMF), early evacuation is paramount. All residents to seek refuge on higher grounds and as directed by authorities. A Flood Emergency Response Plan has been included at the end of this report.

5. Conclusion

From this flood assessment, we certify that the proposed development, as presented in the Architectural plans by Corona Projects (*Dated April 2026*), meet the requirements of Department of Planning's 'Floodplain Development Manual', Central Coast Council's Flood requirements as specified in *Central Coast Council DCP* provided that all procedures and recommendations presented in this report are implemented.

Should you require any further assistance, please do not hesitate to contact our office.

Kind Regards,



Dimitri Tsagaris | Director

B.E.(UoW), M.I.E(Aust), P.Eng, NER

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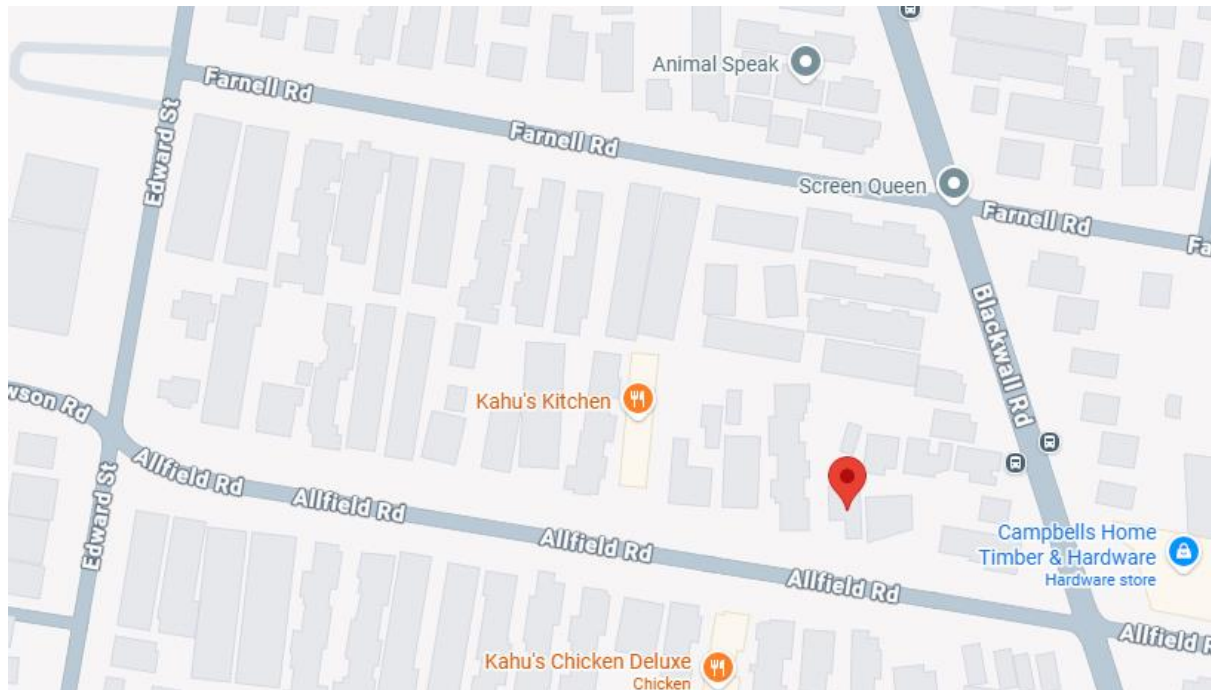


Figure 1 - Site Map

Source – Google Maps; Accessed May 2026

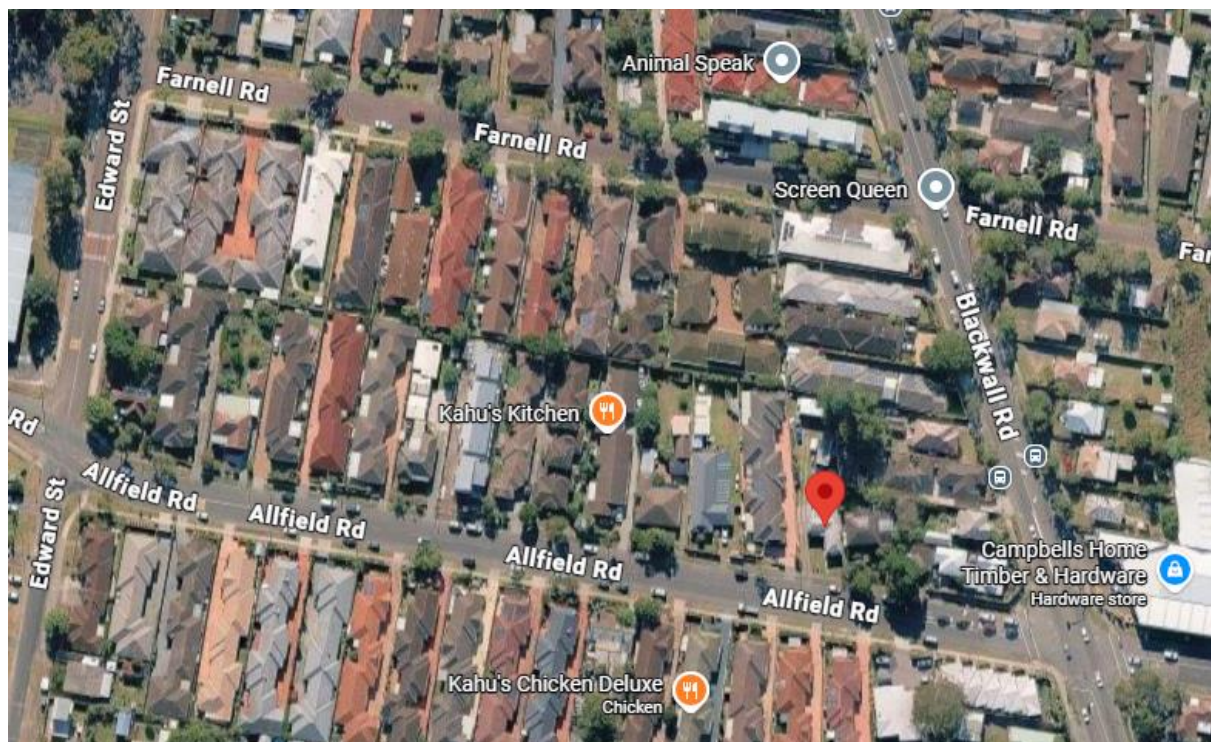


Figure 2 - Site Locality Plan

Source – Google Maps; Accessed May 2026

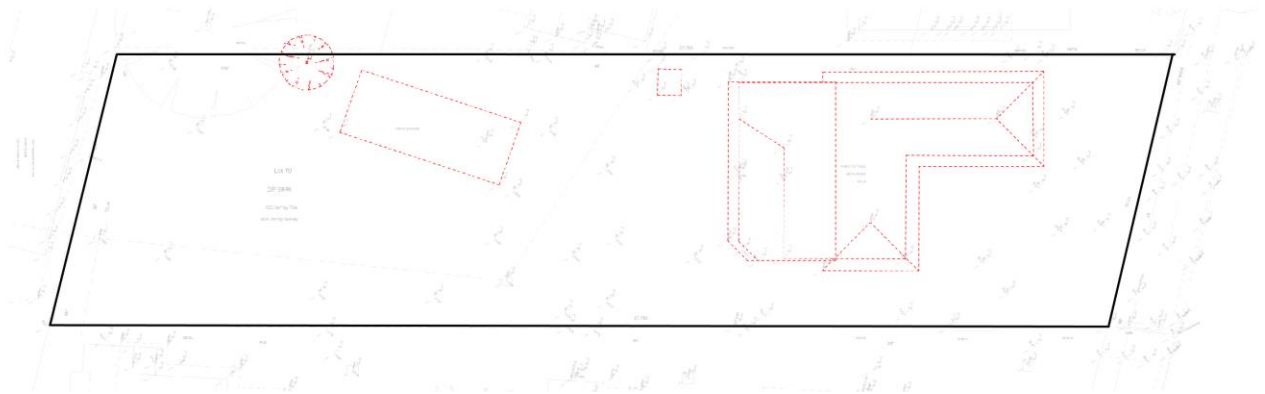


Figure 3 – Existing Site Plan

Source: Architectural Drawings by Corona Projects (Dated April 2026)

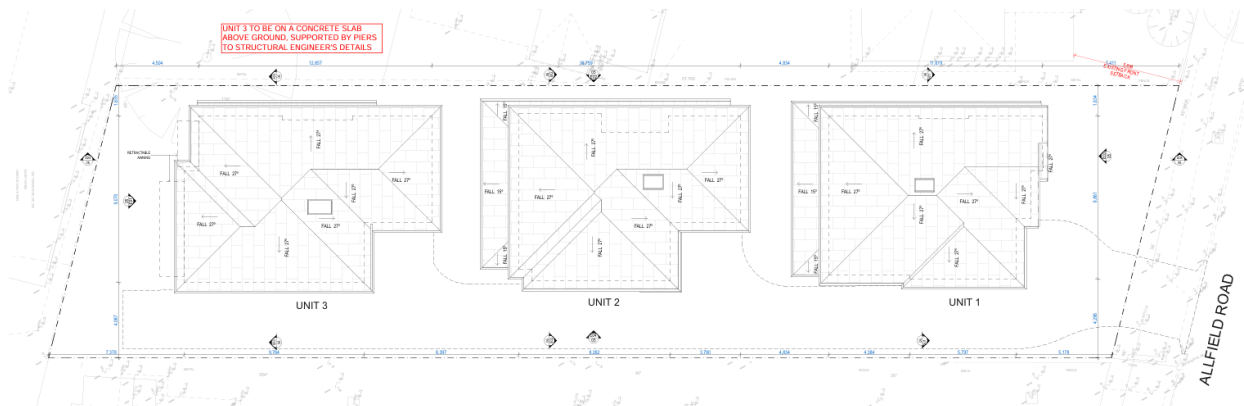


Figure 4 - Proposed Site Plan

Source: Architectural Drawings by Corona Projects (Dated April 2026)

Flood Information Certificate



Property Address: 9 Allfield Rd, WOY WOY
Lot /DP: 70/DP6846
Date Prepared: 26 March 2026
Source of information: Woy Woy Floodplain Risk Management Study and Plan, 2023

This Flood Certificate provides advice furnished in good faith by the council relating to the likelihood of the land identified above being flooded and to the nature or extent of any such flooding ("flood risk").

Flood level and flood planning advice is provided in the tables below and as maps in the Appendix. This advice regarding flood risk has been derived from the flood study listed above. Should you have any enquiries concerning this certificate, please do not hesitate to contact Andrew Dewar on 02 4306 7900 during the hours of 8:30am to 5:00pm Monday to Friday.

Flood Level Information Table

Flood Event	Minimum Level (m AHD)	Maximum Level (m AHD)
PMF	4.68	4.68
1% AEP	4.50	4.56
5% AEP	N/A	N/A

Planning Information Table

Flood Control Lot	☒
Minimum Habitable Floor Level	5.06m AHD
<i>Complying Development: Flood Exclusionary Categories</i>	
(a) Flood Storage Area	☐
(b) Floodway Area	☐
(c) Flow Path	☐
(d) High Hazard Area (H3, H4, H5, H6 Hazard Categorisation)	☐
(e) High Risk Area	☐

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P 1300 463 954 | E ask@centralcoast.nsw.gov.au

Figure 5 – Flood Information Sheet
Source: Central Coast Council (Dated 26th March 2026)

Flood Information Certificate

PMF Flood Level



Figure 6 – PMF Flood Level
Source: Central Coast Council (Dated 26th March 2026)

Flood Information Certificate

PMF Flood Depth

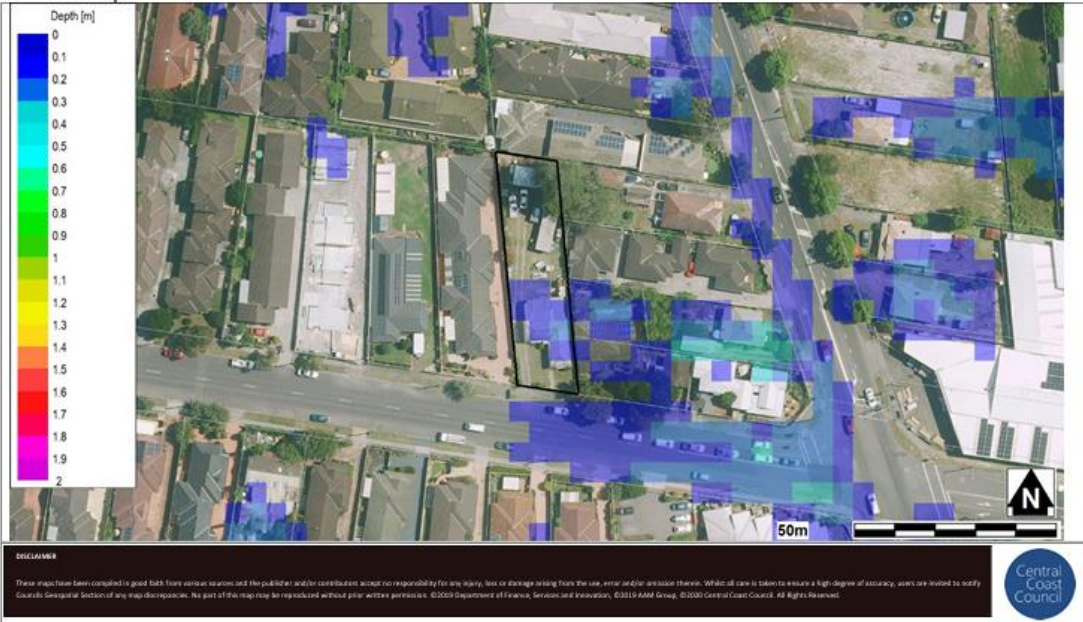


Figure 7 – PMF Flood Depth
Source: Central Coast Council (Dated 26th March 2026)

Flood Information Certificate



1% AEP Flood Level (data only shown for depths > 0.1m)



Figure 8 – 1% AEP Flood Level
Source: Central Coast Council (Dated 26th March 2026)

Flood Information Certificate



1% AEP Flood Depth (data only shown for depths > 0.1m)



Figure 9 – 1% AEP Flood Depth
Source: Central Coast Council (Dated 26th March 2026)

Flood Information Certificate



1% AEP Hazard Categorisation (data only shown for depths > 0.1m)



Figure 10 – 1% AEP Hazard Categorisation
Source: Central Coast Council (Dated 26th March 2026)

Hydraulic Categorisation (data only shown for depths > 0.1m)



Figure 11 – Hydraulic Categorisation
Source: Central Coast Council (Dated 26th March 2026)

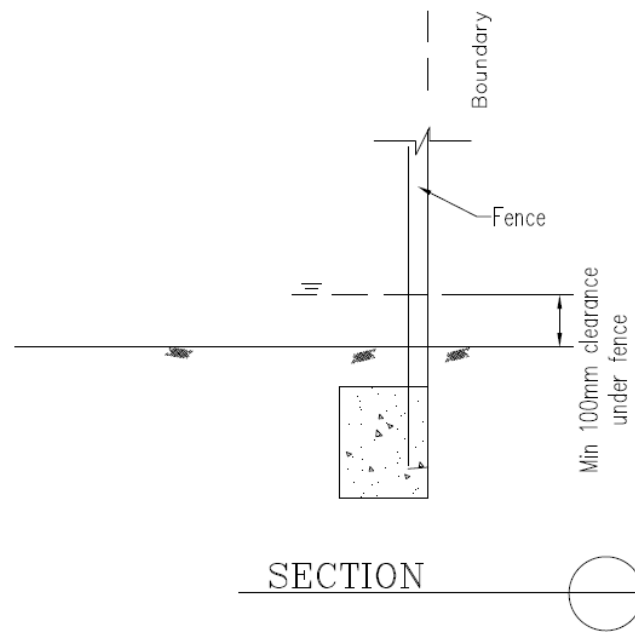


Figure 12 – Flood Fencing Detail

**Flood Emergency Response Plan
for the Proposed development at No.9 Allfield Rd, Woy Woy**

**A laminated copy of this Flood Emergency Response Plan should be permanently attached (glued)
on an internal cupboard door and to the inside of the electrical meter box
at No. 9 Allfield Rd, Woy Woy.**

Council has advised that this property is subject to flooding in a 1 % AEP (1 in 100year ARI) storm event. The Probable Maximum Flood (PMF) is the highest flood level that is ever likely to occur, however it is extremely rare. Council has no information regarding tsunamis in the area.

Emergency Procedure

1. Floods in the area are considered as "flash floods" and no warning system is available. Storms leading to major flooding are typically 2 hours long, however shorter storms as little as a % hour long can produce significant flooding. Once the storm passes floodwaters usually disappear rapidly.
2. During floods many local and major streets and roads will be cut by floodwaters. Travelling through floodwaters on foot, or in a vehicle can be very dangerous as the water may be polluted, obstructions can be hidden under the floodwaters, or you could be swept away. We recommend staying within the building as much as practical as this is the safest option. If you need to leave the building do so early in the flood event, before the flood level reaches 300mm above NGL at the boundary.
3. Study this response plan and learn the safe travel routes that show the paths that are less likely to be cut by floodwaters. Keep in mind that neighboring streets may be worse affected by the flooding. Should you wish to evacuate, contact the SES or Police for information such as which streets are flooded and which route to take to your nearest evacuation center.
4. As the flood level approaches the garage floor level (but only if safe to do so) relocate any items that may be damaged by water, or poisons, or wastes to as high a level as possible.
5. As the flood level approaches the habitable floor level:
 - i) gather medicines, special requirements for babies or the elderly, mobile phones, first aid kit, special papers and any valuables into one location,
 - ii) put on strong shoes, raise any items within the building that may be damaged by water (e.g. photo albums) to as high a level as possible, with electrical items on top. Turn off and disconnect any large electrical items such as a TV that cannot be raised.
 - iii) place towels across the bottom and lower sides of external doors to slow down the entry of water through the door.
6. In the very rare event that floodwaters may enter the building collect items from 5.i) above and move to an upper level if possible, or if in a single level building provide a chair in the kitchen to enable access to the kitchen bench preferably adjacent to the window. Ensure window is not locked or key readily available. Do not evacuate the building unless instructed to do so by the SES or the Police. Remember floodwaters are much deeper and flow much faster outside.
7. In the case of a medical emergency ring 000 as normal but explain about the flooding.
8. A laminated copy of this flood plan should be permanently attached (glued) on an inside cupboard door in the kitchen and laundry and to the inside of the electrical meter box.
9. This FLOOD RISK MANAGEMENT PLAN should be reviewed every 5 years.