

Flood Information



17 September 2021

Dear Applicant,

I refer to your recent application for flood information. The information provided below is based on the available Council data at the time of application.

Property Details

Lot	79	DP	10186
Address	3 Birdwood Ave, UMINA BEACH		

Maximum Flood Levels

Flood event	Flood Level
PMF	5.95m AHD
1% AEP flood (1 in 100 Year Event)	5.79m AHD
5% AEP flood (1 in 20 Year Event)	5.59m AHD

Refer to glossary for definitions

The above flood levels represent the maximum flood level within the lot boundary. The flood data maps are attached in the appendix.

Source of Flooding information: Woy Woy Peninsula Flood Study, 2010

Minimum Floor Level (MFL)

The residential minimum floor level is **6.29 m AHD**. The minimum floor level at this property is derived from the maximum 1% AEP Flood Level plus 500mm freeboard. The minimum floor level may vary at different locations within the lot boundary. Please note that the minimum floor levels are based on a flood size that has a 1% chance each year of being exceeded. Larger floods still have a small chance of occurring. As such Council recommends that owners consider the merits of choosing a floor level above the minimum floor level".

State Environmental Planning Policy- SEPP (Exempt and Complying Development Codes) 2008

In accordance with State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, if whole or part of the property is located within at least one of the exclusionary categories in Clause 3.5, development may not be permitted.

The table below contains hazard and hydraulic categorisation of the property in accordance with the NSW Floodplain Development Manual April 2005; Exclusionary categories listed in SEPP 2008, Clause 3.5

Hazard, Hydraulic, and SEPP 2008 exclusionary Categorisation



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Flood Information



1% AEP flood hazard	<input checked="" type="checkbox"/> H1 <input checked="" type="checkbox"/> H2 <input type="checkbox"/> H3 (Complying Development may not be permitted) <input type="checkbox"/> H4 (Complying Development may not be permitted) <input type="checkbox"/> H5 (Complying Development may not be permitted) <input type="checkbox"/> H6 (Complying Development may not be permitted) <input type="checkbox"/> N/A
Hydraulic categorisation	<input type="checkbox"/> All or part of the property is located in a floodway (Complying Development may not be permitted) <input type="checkbox"/> All or part of the property is located in a flood storage area (Complying Development may not be permitted) <input checked="" type="checkbox"/> All or part of the property is located in flood fringe <input type="checkbox"/> N/A
Exclusionary categories	<input type="checkbox"/> Flood Storage Area <input type="checkbox"/> Floodway Area <input type="checkbox"/> Flow path <input type="checkbox"/> High Hazard Area <input type="checkbox"/> High Risk Area <input checked="" type="checkbox"/> N/A

DISCLAIMERS: Council provides you with the above information as general advice only, and you should not rely upon that information when making decisions relating to the purchase or development of the above property. Council **strongly recommends** that you seek site specific flooding advice from a suitably experienced expert prior to making any decisions relating to the purchase or development of the above property. That disclaimer and recommendation is provided for the following reasons:

1. The information in the above table is based on Council's records. Those records do not include a recent flood study or a recent detailed survey of the above property. For example, a recent detailed survey would provide precise ground levels for the subject property as well as identify, with precision, the location of any watercourses, drainage structures and systems, overland flowpaths and built structures that might impact on the extent and degree to which the subject property might flood.



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Council does not have sufficient information to provide you with accurate prediction of the likelihood and extent to which the above property might flood, and so cannot provide you with accurate design levels for potential development of that property.

2. Council does not, and cannot, warrant that it will, in its capacity as a consent authority under the *Environmental Planning and Assessment Act 1979*, grant consent to a development application that seeks to erect or use dwellings or other structures on the above property that conform with the levels set out in the above information. As a consent authority, Council is required to consider the suitability of the above property for the specific development proposed as well as consider the requirements of Council's Development Control Plan 2013 – Chapter 6.7 Water Cycle Management (this is available on Council's website).

Glossary

AHD	Australian Height Datum is a common national surface level datum approximately corresponding to mean sea level.
PMF	The Probable Maximum Flood is the largest flood that could conceivably occur.
1% AEP flood	The 1% Annual Exceedance Probability flood has a 1% (1:100) probability of occurring in any given year. This flood is also known as 1 in 100, 100yr ARI or Q100.
2% AEP flood	The 2% Annual Exceedance Probability flood has a 2% (1:50) probability of occurring in any given year. This flood is also known as 1 in 50, 50yr ARI or Q50.
5% AEP flood	The 5% Annual Exceedance Probability flood has a 5% (1:20) probability of occurring in any given year. This flood is also known as 1 in 20, 20yr ARI or Q20.
H1 Hazard Categorisation*	Generally safe for people, vehicles and buildings
H2 Hazard Categorisation*	Unsafe for small vehicles
H3 Hazard Categorisation*	Unsafe for vehicles, children and the elderly
H4 Hazard Categorisation*	Unsafe for people and vehicles
H5 Hazard Categorisation*	Unsafe for vehicles and people. All buildings vulnerable to structural damage. Some less robust building types vulnerable to failure
H6 Hazard Categorisation*	Unsafe for vehicles and people. All building types considered vulnerable to failure
Floodways*	Those areas where a significant volume of water flows during floods and are often aligned with obvious natural channels. They are areas that, even if only partially blocked, would cause a significant increase in flood levels and/or a significant redistribution of flood flow, which may in turn adversely affect other areas. They are often, but not necessarily, areas with deeper flow or areas where higher velocities occur.
Flood storage*	Those parts of the floodplain that are important for the temporary storage of floodwaters during the passage of flood. If the capacity of a flood storage area is substantially reduced by, for example, the construction of levees or by landfill, flood levels in nearby areas may rise and the peak discharge downstream may be increased.



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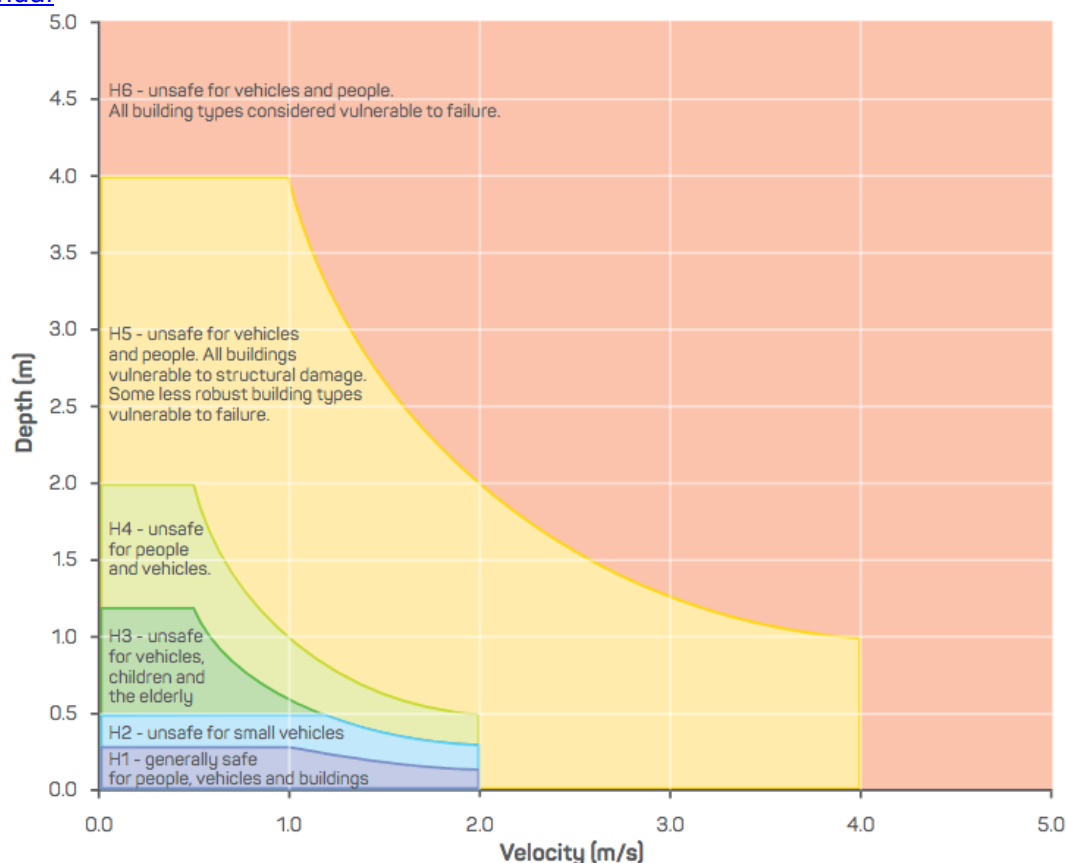
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	Substantial reduction of the capacity of a flood storage area can also cause a significant redistribution of flood flows.
Flood fringe*	The remaining area of land affected by flooding, after floodway and flood storage areas have been defined.

Source – NSW Floodplain Development Manual April 2005

Hydraulic Hazard AIDR ref <https://knowledge.aidr.org.au/media/3518/adr-guideline-7-3.pdf>

NSW FDM ref <https://www.environment.nsw.gov.au/topics/water/floodplains/floodplain-manual>



Source – Australian Institute for Disaster Resilience 2017. Hydraulic Hazard: refer also to Australian Rainfall and Runoff Section 7.2.7 General Flood Hazard Curves (Figure 6.7.9) <http://book.arr.org.au.s3-website-ap-southeast-2.amazonaws.com/>

The information provided in this letter is provided only to you and is not intended to be provided to a third party.

Should you have any enquiries concerning this letter, please do not hesitate to contact Andrew Dewar on 1300 463 954 during the hours of 8.00am to 4.15pm Monday to Friday.



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Appendix

PMF Flood Extents



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Flood Information

PMF Flood Depth



Flood Information

1% AEP Flood Extents

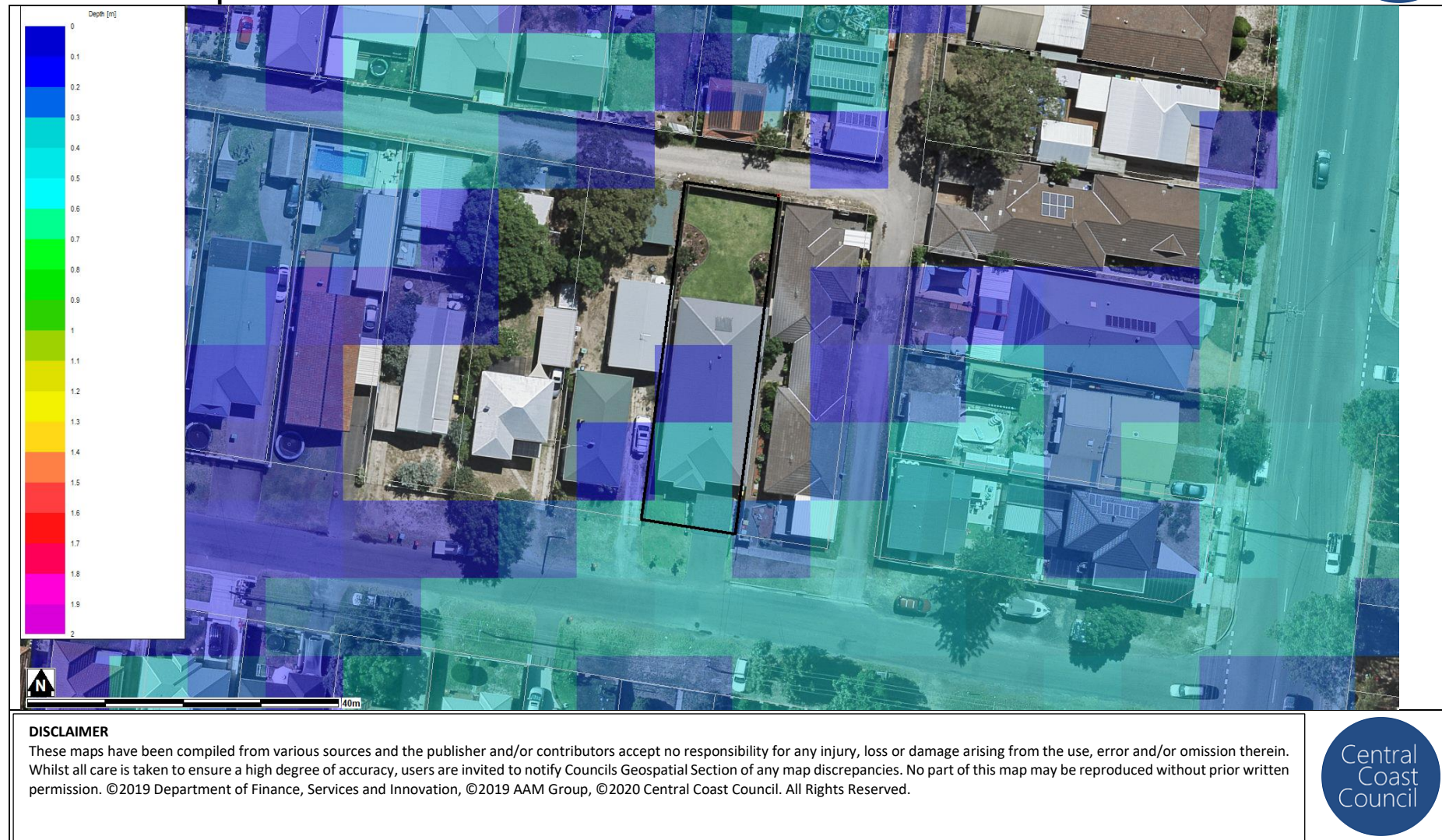


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1% AEP Flood Depth



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Flood Information

5% AEP Flood Extents



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Flood Information

5% AEP Flood Depths

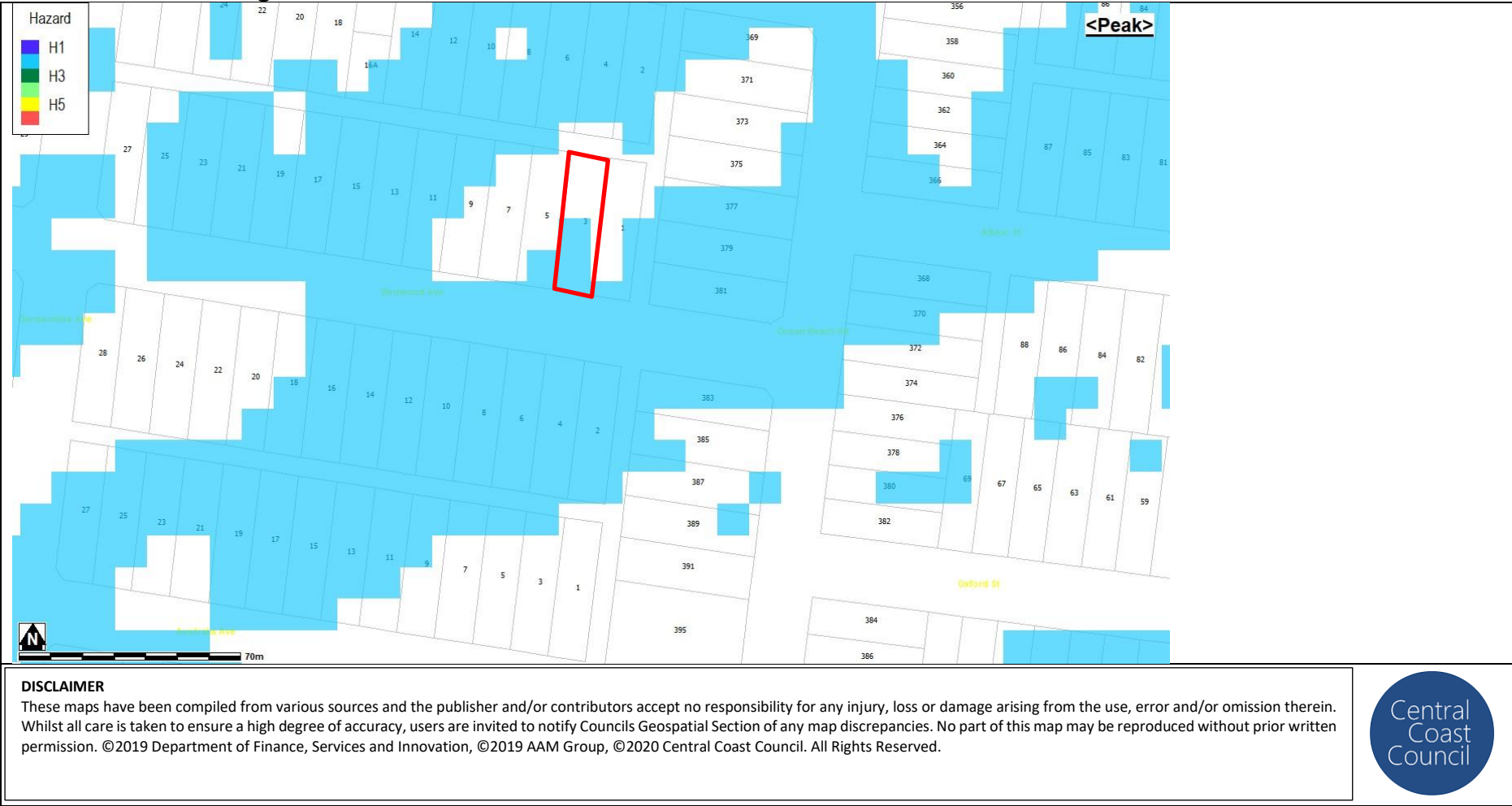


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1% AEP Hazard Categorisation



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Hydraulic Categorisation

