

File number: D22/628730

31 January 2023

Winten Property Group
Level 20, 100 Arthur Street
NORTH SYDNEY NSW 2060

Attention: Bill Sarkis

Dear Bill

General Flood Information for Marsden Park (Melonba) Lots in DP 1272576

I refer to your email on the 2nd December 2022 regarding flood information for the above Deposited Plan.

Flood Assessment

Based on the latest information available to us from consultants and/or statutory authorities, a number of Lots in DP 1272576 are identified as being currently identified in the Low Flood Risk Precinct of Councils flood mapping.

However, the lots in DP 1272576 have been filled to at least the flood planning level (1% Annual Exceedance Probability (AEP) flood level plus 500mm) and will not have flood planning controls affecting a residential dwelling. Councils current flood mapping will be amended once the State Government provides approval to adjust their mapping to suit the developed landform.

The department of Planning website has the Marsden Park Residential Precinct Post Exhibition Water Cycle & Flood Management Strategy Report available at <https://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/North-West-Growth-Area/Marsden-Park>. This will provide details of flood investigations undertaken for the Precinct planning.

Background

Please read this letter in conjunction with Attachment A.

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.

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. For plans of the constructed landform you should contact Winten Property Group.

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 5963.

Yours faithfully



Philip McAteer
Floodplain Management Engineer

Encl. Attachments A, 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). For more information on Complying Development see attachment B.

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. For more information on Complying Development see attachment B.

“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 the 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

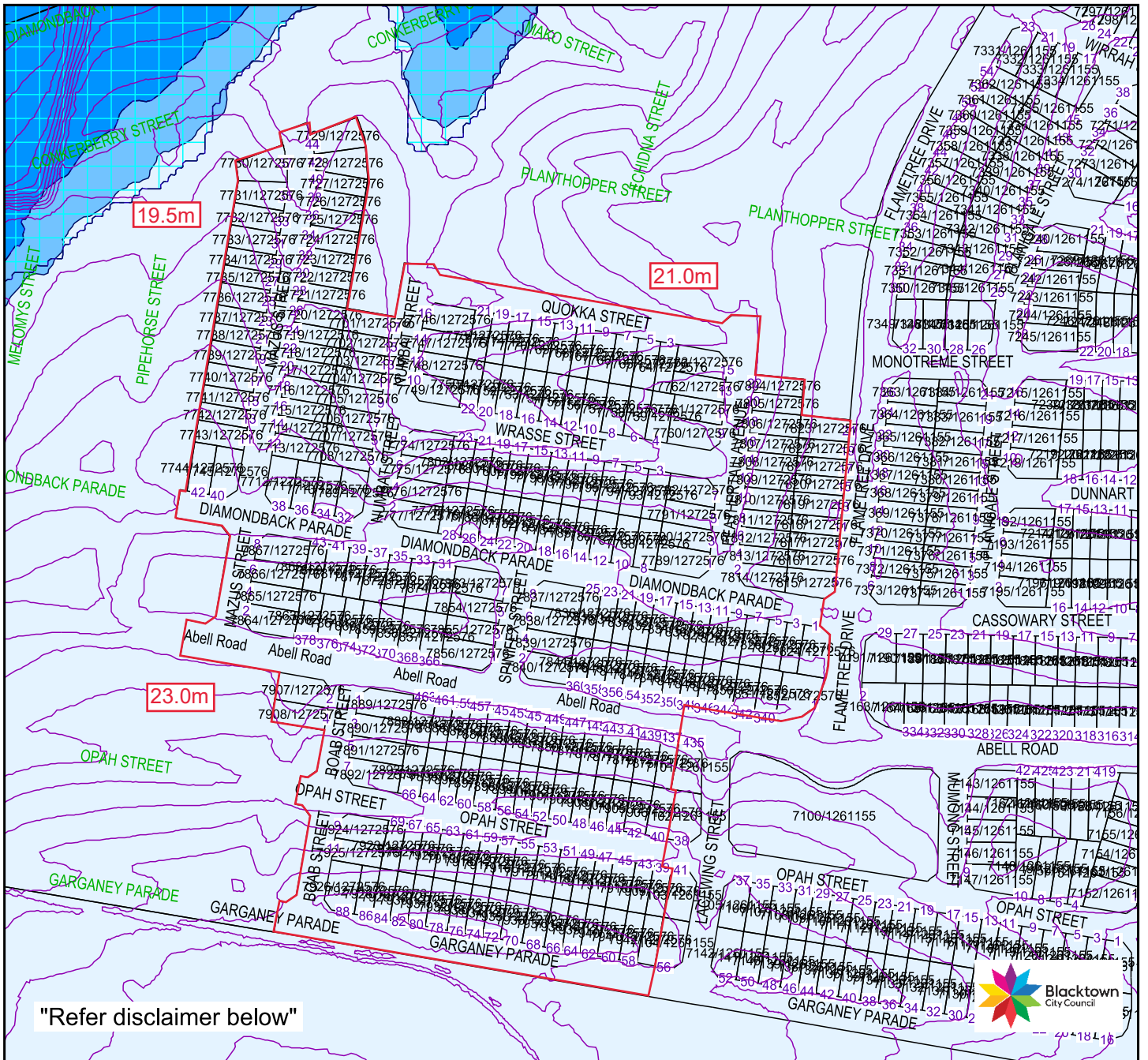
To start click the Discover Blacktown tab on the home page and then select Maps Online and follow the instructions. Council’s flood mapping only covers the areas where it has information. A property that is not identified does not mean that there are no flood issues. It is the responsibility of the person 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 0.5 m 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.



Copyright NSW Land Information Centre 1996

Plot Date: 19/01/2023

Copyright Blacktown City Council

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 1:4000

	DTM Contour, 12.0m Contour	DTM Contour, 18.0m Contour	DTM Contour, 24.0m Contour
	DTM Contour, 12.5m Contour	DTM Contour, 18.5m Contour	DTM Contour, 24.5m Contour
	DTM Contour, 13.0m Contour	DTM Contour, 19.0m Contour	DTM Contour, 25.0m Contour
	DTM Contour, 13.5m Contour	DTM Contour, 19.5m Contour	DTM Contour, 25.5m Contour
	DTM Contour, 14.0m Contour	DTM Contour, 20.0m Contour	DTM Contour, 26.0m Contour
	DTM Contour, 14.5m Contour	DTM Contour, 20.5m Contour	DTM Contour, 26.5m Contour
	DTM Contour, 15.0m Contour	DTM Contour, 21.0m Contour	DTM Contour, 27.0m Contour
	DTM Contour, 15.5m Contour	DTM Contour, 21.5m Contour	DTM Contour, 27.5m Contour
DTM Contour, 10.0m Contour	DTM Contour, 16.0m Contour	DTM Contour, 22.0m Contour	DTM Contour, 8.0m Contour
DTM Contour, 10.5m Contour	DTM Contour, 16.5m Contour	DTM Contour, 22.5m Contour	DTM Contour, 8.5m Contour
DTM Contour, 11.0m Contour	DTM Contour, 17.0m Contour	DTM Contour, 23.0m Contour	DTM Contour, 9.0m Contour
DTM Contour, 11.5m Contour	DTM Contour, 17.5m Contour	DTM Contour, 23.5m Contour	DTM Contour, 9.5m Contour