

C18/45765

6 September 2018

The Treadstone Company Pty Ltd
PO Box 1408
Pymble NSW 2073

Dear Mike,

Sundrew Parade Marsden Park being Lots in DP 1228369

I refer to your email of 4 September 2018 regarding flood information for the above property.

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

Based on the latest information available to us from consultants and/or statutory authorities, these properties are in the Low, Medium and High Flood Risk Precincts of the Little Creek floodplain.

However, the lots in DP 1228369 have been filled to at least the flood planning level (1% AEP flood level plus 500mm) and will not have flood planning controls affecting a residential dwelling. As stated above Council's current flood mapping shows some of the lots affected by 1% AEP flooding but this will be amended once the State Government provides approval to adjust their mapping to suit the developed landform.

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. For civil WAE plans, refer to Mike Scott at Treadstone on 1300 122 500.

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 6315.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'J.M.', written in a cursive style.

John Molteno
Senior Engineer Drainage Design

Encl. Attachments A & B, 2x Flood maps.

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 10,000 to a 1 in 10,000,000 chance.

100 year flood

This is a flood that is likely to occur, or be exceeded, on average, once in every 100 years. It 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, ie 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 100 year and PMF flood extents.
- The Medium Flood Risk Precinct is the land below the 100 year 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 100 year 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 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

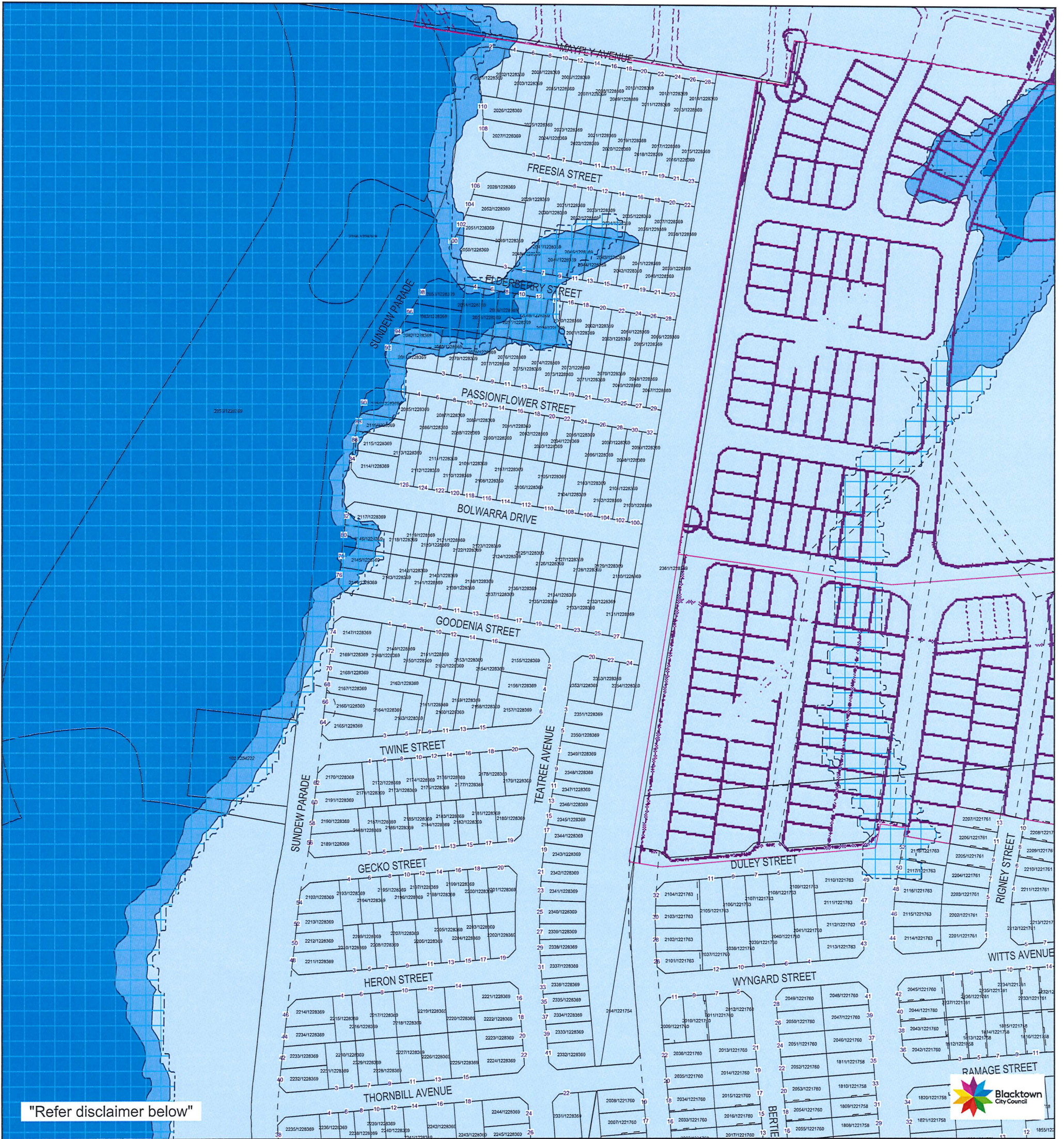
The Flood Planning Level is a special area of the Low Flood Risk Precinct that is within the 0.5m freeboard of the 100 year flood level.

The information you seek may vary between “complying development” ie: 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” ie: 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 being a flood control lot as it is affected by “Medium Flood Risk and High Flood Risk Precincts” according to the latest information available to Council. The Medium Flood Risk Precinct is considered to be the equivalent of “a flow path” while the High Flood Risk Precinct is considered to be equivalent to “a high risk area” 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 (eg: 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: 05/09/2018

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BLACKTOWN CITY COUNCIL Probability Flood 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



- Parcel Extent.Torrens Title Extent
- Parcel LPI Extent.Torrens Title Extent
- Easement Segment.Extent
- Easement Segment.Extent Cancelled

- Local Government Area.Gazetted Boundary
- Developer Plan.Border
- Developer Plan.Scanned Image
- EP-FLD Flooding Planning.Flood Prone SEPP Extent

- Flood Extents.High Flood Risk Precinct
- Flood Extents.Medium Flood Risk Precinct
- Flood Extents.Low Flood Risk Precinct



"Refer disclaimer below"

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| Parcel LPI Extent.Torrens Title Extent | Local Government Area.Gazetted Boundary | Flood Extents.High Flood Risk Precinct |
| Pathway.Registered Extent | Developer Plan.Border | Flood Extents.Medium Flood Risk Precinct |
| Easement Segment.Extent | Developer Plan.Scanned Image | Flood Extents.Low Flood Risk Precinct |