



File no: F20/9

3 April 2020

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

Attention: Bill Sarkis

Dear Bill

**General Flood Information for Marsden Park  
Lots in DP 1228369**

I refer to your email on the 18<sup>th</sup> March 2020 regarding flood information for the above development.

**Flood Assessment**

Based on the latest information available to us from consultants and/or statutory authorities, a number of Lots in DP 1228369 are identified as being impacted by the State Environmental Planning Policy (SEPP) Flooding. A number of Lots in DP 1228369 are also currently identified in the High, Medium and Low Flood Risk Precinct of Councils flood mapping.

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 Councils current flood mapping shows a number 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.

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.

**Connect - Create - Celebrate**

Council Chambers - 62 Flushcombe Road - Blacktown NSW 2148

Telephone: (02) 9839 6000 - DX 8117 Blacktown

Email: [council@blacktown.nsw.gov.au](mailto:council@blacktown.nsw.gov.au) - Website: [www.blacktown.nsw.gov.au](http://www.blacktown.nsw.gov.au)

All correspondence to: The General Manager - PO Box 63 - Blacktown NSW 2148

## Background

Flood related development controls apply to the land, which will be required to be complied with during the assessment of a development proposal.

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

The SEPP maps (shown as light blue hatching) indicate the extent of flood prone land based on existing conditions at the time of preparing the precinct planning. Therefore, they may not include any changes resulting from subsequent development or infrastructure works.

A current Section 10.7(2) Planning Certificate would include the following paragraph:

“This lot is shown flood prone on mapping provided by the Department of Planning, Industry and Environment (DPIE). The investigation for this area has not been completed and all enquiries should be directed to the DPIE. Flood related development controls for this lot are provided in the Development Control Plan for this area, prepared by the DPIE. Where development is proposed within or adjacent to land that is shown on the Flood Prone Land figure as being affected by the 1% AEP level, Council may require a more detailed flood study to be undertaken by the applicant to confirm the extent on the flood affectation on that land.”

The property is subject to *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*. It is identified on the Development Control Map as “Flood Prone and Major Creeks Land”. Clause 19 of the Growth Centres SEPP provides heads of consideration when a development application is lodged on land affected by “Flood Prone and Major Creeks Land”

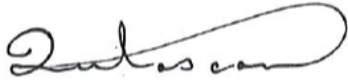
Council’s flood mapping is available on Council’s web site. To start go to <http://maps.blacktown.nsw.gov.au>. Council’s flood mapping only covers the areas where it has information. A property that is not identified does not mean that there are no flood issues. It is the responsibility of the person 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 the 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 6323.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Lee Toscan', with a large, sweeping flourish at the end.

Lee Toscan

Engineer (Drainage)

Encl. Attachments A & B, Flood map

**Disclaimer:**

Blacktown City Council gives notice and points out to all users of the information supplied herein, that the information is valid only on the date of issue. While the information herein is provided with all due care and in good faith, it is provided on the basis that Council will not accept any responsibility for and will not be liable for its contents or for any consequence arising from its use. Blacktown City Council also gives notice to all users of the information supplied herein, wherever any particular enquiry herein remains unanswered or has not been elaborated upon, such silence should not be interpreted as meaning or inferring either a negative or a positive response as the case may be.

## **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](http://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.**

## **Attachment B**

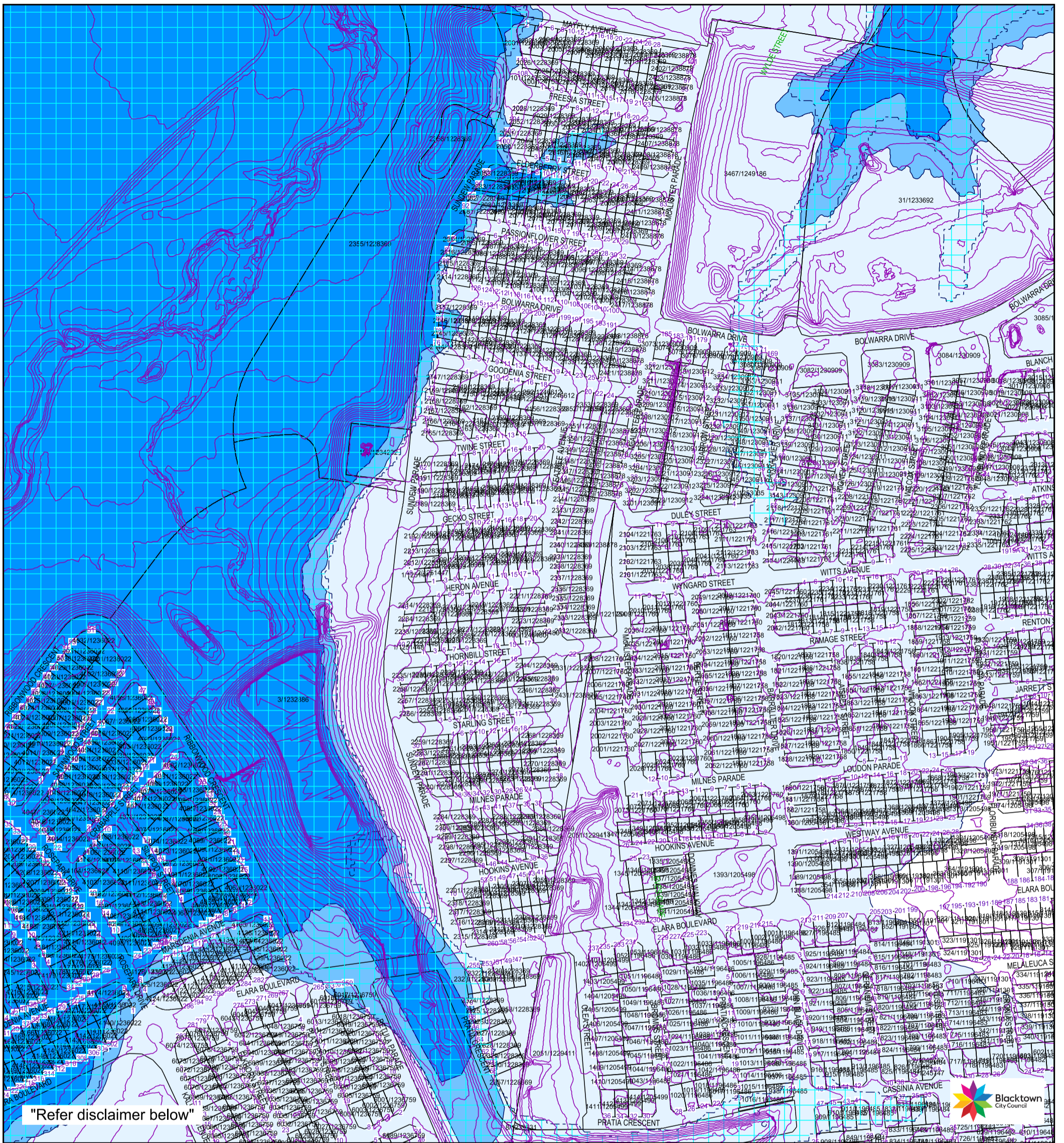
## **Complying Development Information**

The information you seek may vary between “complying development” i.e.: 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” i.e.: 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 “Flood Storage/Floodway/High Hazard Area” according to the latest information available to Council. The High & Medium Flood Risk Precincts are considered to be the equivalent of “a Flood Storage/Floodway/High Hazard 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 (e.g.: 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.



Copyright NSW Land Information Centre 1996

Plot Date: 03/04/2020

Copyright Blacktown City Council 2002

## 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 1:5000



Parcel Extent, Torrens Title Extent	DTM Contour, 11.5m Contour	DTM Contour, 17.0m Contour	DTM Contour, 22.5m Contour
Parcel LPI Extent, Torrens Title Extent	DTM Contour, 12.0m Contour	DTM Contour, 17.5m Contour	DTM Contour, 23.0m Contour
Pathway, Registered Extent	DTM Contour, 12.5m Contour	DTM Contour, 18.0m Contour	DTM Contour, 23.5m Contour
Local Government Area, Gazetted Boundary	DTM Contour, 13.0m Contour	DTM Contour, 18.5m Contour	DTM Contour, 24.0m Contour
EP-FLD Flooding Planning, Flood Prone SEPP Extent	DTM Contour, 13.5m Contour	DTM Contour, 19.0m Contour	DTM Contour, 24.5m Contour
Flood Extents, High Flood Risk Precinct	DTM Contour, 14.0m Contour	DTM Contour, 19.5m Contour	DTM Contour, 25.0m Contour
Flood Extents, Medium Flood Risk Precinct	DTM Contour, 14.5m Contour	DTM Contour, 20.0m Contour	DTM Contour, 25.5m Contour
Flood Extents, Low Flood Risk Precinct	DTM Contour, 15.0m Contour	DTM Contour, 20.5m Contour	DTM Contour, 26.0m Contour
DTM Contour, 10.0m Contour	DTM Contour, 15.5m Contour	DTM Contour, 21.0m Contour	DTM Contour, 26.5m Contour
DTM Contour, 10.5m Contour	DTM Contour, 16.0m Contour	DTM Contour, 21.5m Contour	DTM Contour, 27.0m Contour
DTM Contour, 11.0m Contour	DTM Contour, 16.5m Contour	DTM Contour, 22.0m Contour	DTM Contour, 27.5m Contour