

File number: D25/143851

29 April 2025

Woorong Park Pty Ltd
Level 20, 100 Arthur Street
NORTH SYDNEY NSW 2060

Attention: Bill Sarkis

Dear Bill

General Flood Information for Flametree Drive Melonba Being Stage 7J in DP 1275630

I refer to your email on the 24 March 2025 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 Stage 7J, DP 1275630 are identified as being impacted by the State Environmental Planning Policy (SEPP) Flooding. A number of Lots in Stage 7J, DP 1275630 are also currently identified in the Low, Medium and High Flood Risk Precincts of Councils flood mapping.

The lots in Stage 7J, DP 1275630 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

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 1, General Flood Information and Attachment 2, 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.

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.

The above comments are preliminary and not complete. A more detailed assessment at development application stage may result in modifications and/or additions to these comments (This advice is not a guarantee of approval).

Please also be advised that there may be other non-flood related issues that might impact on the use of the land.

If you have any queries on the flood information contained in this letter, please contact one of our Floodplain Officers by phoning 02 9839 6350 or emailing floodadvice@blacktown.nsw.gov.au.

Yours faithfully



Naomi Harris

Coordinator Floodplain and Stormwater

Encl. Attachment 1, 2 & 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.

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 Planning Area	Land which lies below the Flood Planning Level. Properties that lie either partially or wholly within the extent of the Flood Planning Area are subject to a s10.7 certificate flood affectation notification, and as such subject to the flood related development controls set out in the Blacktown Local Environmental Plan 2015 and the Blacktown Development Control Plan 2015.
Flood Planning Level	The Flood Planning Level for Blacktown City is a combination of flood level and freeboard. We use 1% AEP for the flood level, and include a freeboard appropriate for the land use. For residential properties in Blacktown this is 0.5 metres
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).

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.

“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.

**State Environmental
Planning Policy (SEPP)
flood mapping**

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.

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.

If the lot is classified as a Flood Control Lot and **does not** meet the criteria of an exempt or complying development as detailed by the [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008 – Section 3.36C](#).

The property must meet the controls set out below prior to approval of development.

- **Flood Planning Area (FPA)**

The flood maps attached are based on the results of Engineering Flood Studies commissioned by Government authorities and Blacktown City Council. These maps indicate that the subject land lies partly or wholly within the Flood Planning Area (FPA).

The Flood Planning Area is the area of land situated below the Flood Planning Level, which is defined as the 1% AEP plus 0.5 metres of freeboard.

General requirements for use of this land are in the [Blacktown Development Control Plan 2015 – Chapter 9 ‘Development on Flood Prone Land’](#).

Where proposed development extends into the Flood Planning Area, a flood study may be required to ensure no adverse impacts occur.

Flood modelling requirements are detailed in our [Water Sensitive Urban Design Developer Handbook](#). Further details are in the [NSW Government Floodplain Risk Management Manual](#).

We do not warrant that information provided or made available to you is complete. We strongly recommend that, in all cases, you seek independent professional advice to supplement your enquiries.

- **SEPP Mapping Area (State Environmental Planning Policy)**

The flood maps attached are based on the results of Engineering Flood Studies commissioned by Government authorities and Blacktown City Council. These maps indicate that the subject land lies partly or wholly within the SEPP Mapping Area provided by the Department of Planning, Industry and Environment (DPIE).

The SEPP Mapping Area is the area of land situated below the Flood Planning Level, which is defined as the 1% AEP.

General requirements for the use of this land are outlined in the [Blacktown City Council Priority Precincts Development Control Plan](#) as prepared by the Department of Planning and Environment (DPE).

Where proposed development extends into the SEPP Mapping Area, a flood study may be required to ensure no adverse impacts occur.

Flood modelling requirements are detailed in our [Water Sensitive Urban Design Developer Handbook](#). Further details are in the [NSW Government Floodplain Risk Management Manual](#).

- **Local overland flooding**

The flood maps attached are based on the results of Engineering Flood Studies commissioned by Government authorities and Blacktown City Council. These maps indicate that the subject land lies partly or wholly within the Local Overland Flooding (LOF) extents.

General requirements for the use of this land are outlined in the [Blacktown Development Control Plan 2015 – Chapter 9 ‘Development on Flood Prone Land’](#).

Where proposed development extends into the Local Overland Flooding Area a flood study may be required to ensure no adverse impacts occur.

Flood modelling requirements are detailed in our [Water Sensitive Urban Design Developer Handbook](#). Further details are in the [NSW Government Floodplain Risk Management Manual](#).

We do not warrant that information provided or made available to you is complete. We strongly recommend that, in all cases, you seek independent professional advice to supplement your enquiries.