

File number: D26/176476

14 April 2026

Woorong Park Pty Ltd

Dear Woorong Park Pty Ltd,

Flood advice: General flood information for Deposited Plan DP 1275629

Thank you for your request for flood advice on 27/03/2026. We provide the following flood information for the above property.

Do flood planning controls currently apply?

- | | | |
|----|--|-----|
| 1. | Flood planning area controls – Riverine | Yes |
| 2. | Flood planning area controls – Overland | No |
| 3. | State Environmental Planning Policy controls | Yes |

What other considerations may apply?

- | | | |
|----|------------------------------|-----|
| 4. | Special flood considerations | Yes |
| 5. | Drainage constraints | Yes |

What this means for the property

If we have answered 'Yes' to any of the Flood planning controls at 1, 2, 3, or 5 above, a flood impact and risk assessment may be required for development.

If we have answered 'Yes' at 4 above, a flood impact and risk assessment may be required if your development is considered sensitive or hazardous. Details on special flood considerations are provided at attachment 1.

Flood impact and/or risk assessment requirements are provided at attachment 2.

If you have any questions about development of your land, please contact one of our Planners by phoning 02 5300 6000, or emailing gateway.team@blacktown.nsw.gov.au.

Yours faithfully



Hoai Thanh Nguyen

Senior Floodplain Management Officer

Attachments

1. Details on our flood information for the property
2. Flood impact, risk assessment and floor level requirements
3. General flood information, including definitions
4. Flood Maps

Disclaimers

The information contained in this letter is based on flood data up to 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.

There may be other non-flood related matters that might impact on the use of the land.

We strongly recommend that, in all cases, you seek independent professional advice to supplement your enquiries. 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.

The flood levels supplied (if any) do not take climate change into consideration and are for the pre-developed existing conditions. These flood levels should not be used, other than by Blacktown City Council, to set floor levels or to identify the extent of flooding over the lot as our current flood models may not have included blockage factors or changes in land-use and landform since the date of the study.

Blacktown City Council's flood maps are available on our website at

<https://maps.blacktown.nsw.gov.au>

Our flood mapping only covers the areas where we have information. A lot 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 lot is not affected by local stormwater overland flows that might affect existing or future development on this land.

Where to find more information

The following pages set out more detailed information on the above where it relates to your property, along with other relevant flood related information. We can supply additional information, such as ALS/LiDAR data and flood models for a fee. If you have any queries on this, please contact one of our Floodplain Officers by phoning 02 9839 6350 or emailing floodadvice@blacktown.nsw.gov.au.

Attachment 1: Details on our flood information for the property

1. Flood planning area controls – Riverine

Deposited Plan DP 1275629 lots are identified as being in the Riverine Low, Medium and High Flood Risk Precincts of the Little Creek, Stoney Creek floodplain. Maps showing the extent of Council's adopted riverine flooding are at attachment 4.

The flood planning level for Deposited Plan DP 1275629 lots is 17.84 metres Australian Height Datum (m AHD).

The flood information in the table below details the maximum flood values (within the flood model area) identified across the lots or surrounding the precinct. Definitions of the various elements within the table are at attachment 3.

	1% AEP	PMF
Maximum flood level (m AHD)	17.34	30.55
Maximum flood depth (metres)	8.16	21.38
Maximum velocity (metres/second)	0.26	0.31
Maximum hazard (H1 to H6)	H6	H6

The lots in DP 1275629 have been filled to at least the flood planning level and will not have flood planning controls affecting a residential dwelling. Council's current flood mapping indicates several lots are impacted by 1% AEP flooding, but this will be updated once Council's Wianamatta South Creek catchment flood study (2025) is officially adopted.

The flood maps attached are based on the results of engineering flood studies commissioned by Blacktown City Council and the NSW Government.

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.

2. Flood planning area controls – Overland flow

Deposited Plan DP 1275629 has not been assessed for its overland flow flood risk.

3. Flood planning area controls – State Environmental Planning Policy

Deposited Plan DP 1275629 lots are located within an area identified as flood prone in the State Environmental Planning Policy (Sydney Region Growth Centres) 2006, known as the SEPP.

The flood maps attached are based on the results of engineering flood studies commissioned by the NSW Government and Council. These maps indicate that the subject land lies partly or wholly within the SEPP Mapping Area.

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

As a flood control lot, it does not meet the criteria of an exempt or complying development as detailed in the [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#).

General requirements for use of this land are in the [Blacktown Development Control Plan 2015 – Part A – Chapter 10](#). The property must meet the controls set out prior to approval of development. Depending on the design and type of the proposed development within the property, a flood impact and/or risk assessment may be required to ensure that no adverse flood impacts occur.

Flood impact and/or risk assessment requirements are detailed in attachment 2.

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

4. Special flood considerations

Special flood considerations apply to sensitive and hazardous development in areas between the Flood Planning Area and the Probable Maximum Flood and to land that may cause a particular risk to life and other safety considerations that require additional controls.

Flood planning controls apply to the following sensitive or hazardous development being undertaken on any part of the floodplain as detailed in the [NSW Government's Considering Flooding in Land Use Planning \(2021\)](#) guideline: hospitals, telecommunication towers, large power supply stations, emergency services facilities (police, ambulance and fire stations), centre-based child care, early education and care facilities, correctional centres, educational establishments, residential care facilities, respite day-care centres, seniors housing, group homes.

5. Drainage constraints

Deposited Plan DP 1275629 lots appear to have Council drainage assets within the DP boundary.

Contact Land Registry Services to obtain a Title Search for any Civil Encumbrances that may restrict the use of parts of the land. If you require information about Council's Assets please contact our Governance section.

Attachment 2: Flood impact, risk assessment and floor level requirements

A flood impact and/or risk assessment is not required for residential development within Deposited Plan DP 1275629. However, if proposed development falls within the special flood considerations outlined in attachment 1, a flood impact and risk assessment may be required.

Minimum habitable floor level controls

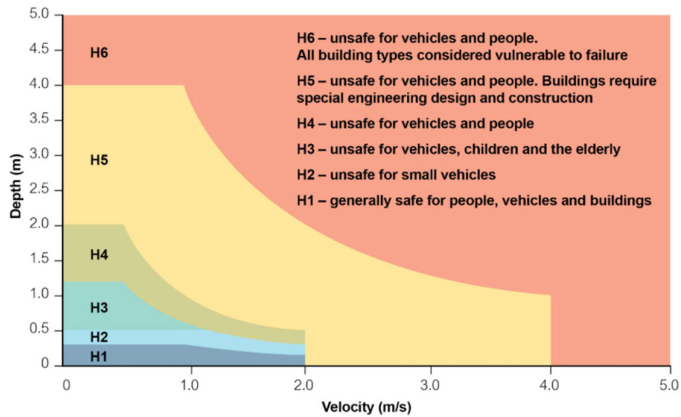
Based on the filling of the subdivision, Council's Asset Design section's only requirement relating to flooding or drainage would be the habitable floor level to be:

- a minimum of 225 mm above finished ground levels

Additional controls

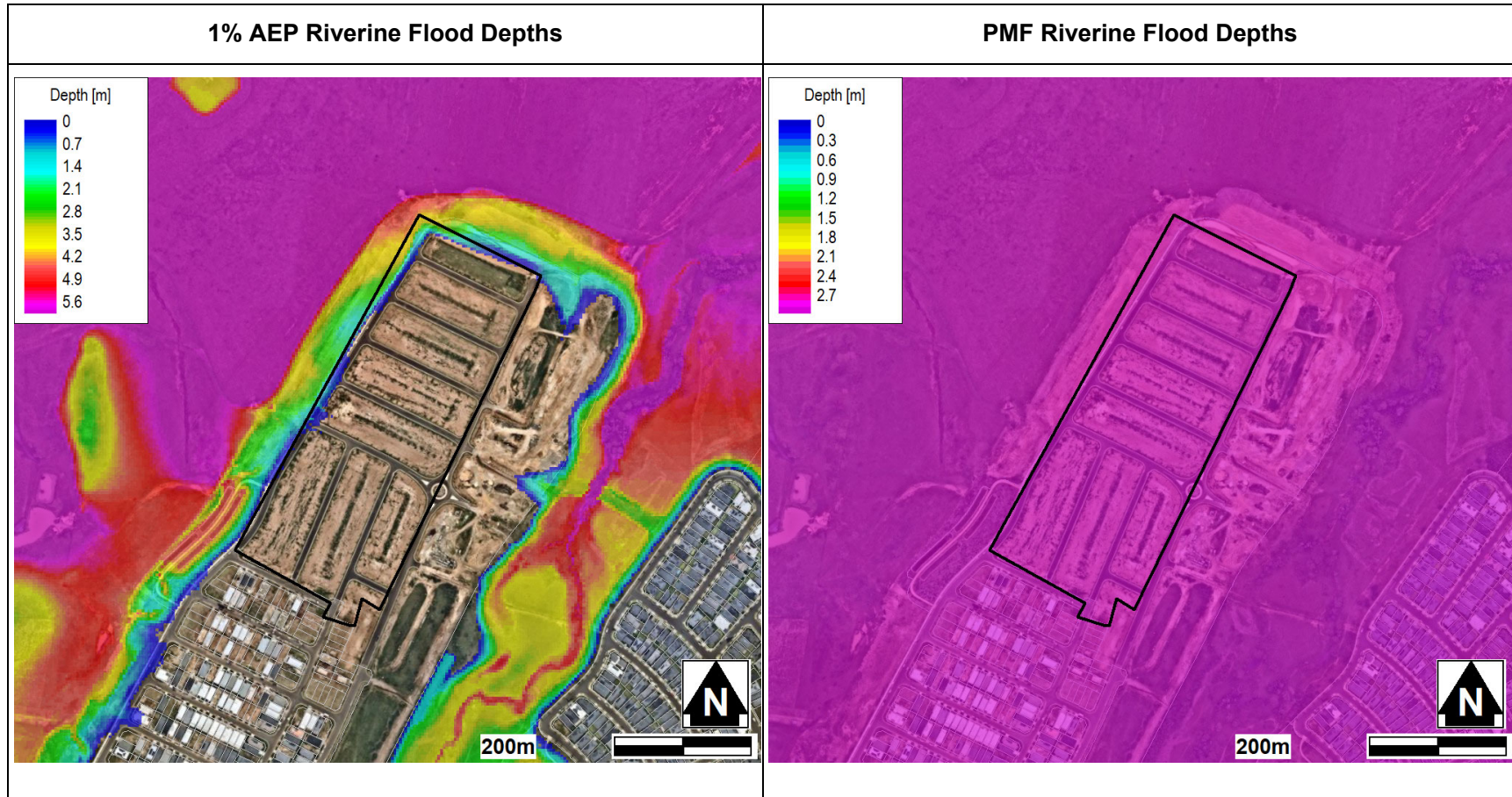
We will not support the importing of any fill within the 1% AEP flood area. Landfill guidelines are detailed in the [Blacktown Development Control Plan 2015 – Part H](#).

Attachment 3: General flood information

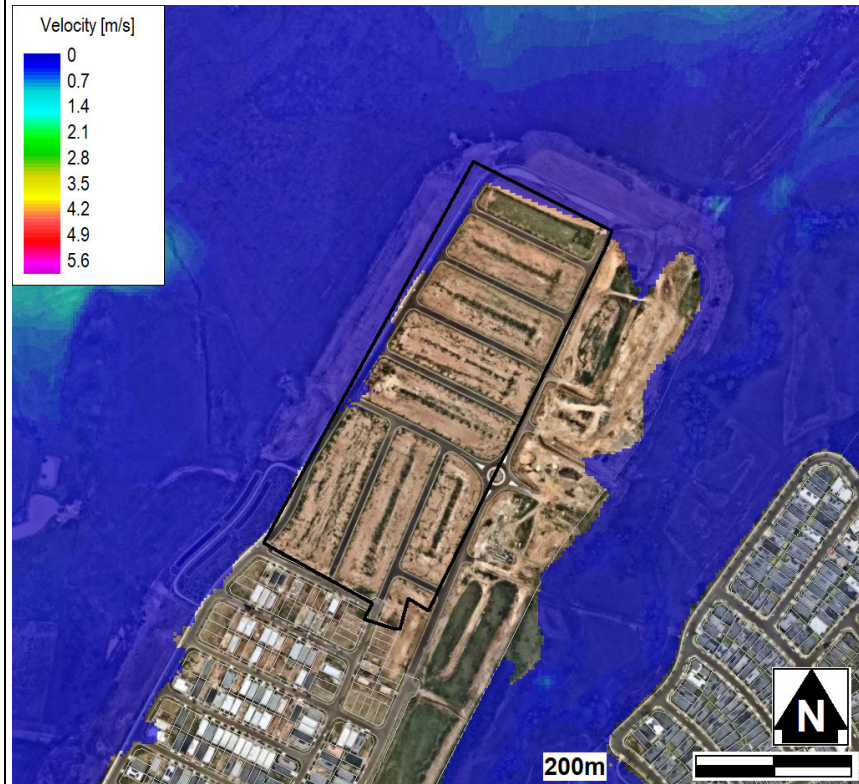
Definitions	
Annual exceedance probability (AEP)	is the chance of a flood of a given or larger size occurring in any one year, usually expressed as a percentage. A 1% AEP flood has a 1% chance of occurring in any given year.
Defined Flood Event (DFE)	is the flood event selected as a general standard for the management of flooding to development. The 1% AEP flood has been selected as the DFE in Blacktown.
Flood level	is the elevation of the flood surface above Australian Height Datum (AHD). Australian Height Datum is the official national vertical datum for Australia which is a plane of level corresponding approximately to mean sea level.
Flood depth	is calculated by subtracting the Flood Level from the ground elevations defined by LiDAR aerial survey data.
Flood velocity	is the speed of the flowing flood water.
Flood hazard	<p>is defined in Figure 1 of Flood Risk Management Manual: Flood Hazard FB03 (2023) and identifies the potential risk that floodwaters pose to people, property and vehicles.</p> 
Flood Planning Level	is the combination of the flood level from the DFE and freeboard selected for flood risk management purposes.
Flood Planning Area	<p>is land which lies below the Flood Planning Level.</p> <p>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 are subject to the flood related development controls set out in the Blacktown Local Environmental Plan 2015 and the Development Control Plan relevant to the property.</p>
Freeboard	<p>is a factor of safety expressed in metres above a flood level for purposes of floodplain management.</p> <p>For residential properties in Blacktown City, this is 500mm for riverine flooding and 300mm for overland flow.</p>
Probable Maximum Flood (PMF)	is the largest flood that could conceivably be expected to occur at a given location. The PMF defines the maximum extent of flood prone land, that is, the floodplain.

Flood impact and risk assessment (FIRA)	is a fit-for-purpose study to assess flood behaviour, constraints and risk, understand offsite flood impacts on property and the community resulting from the development, and flood risk to the development and its users.
State Environmental Planning Policy (SEPP) flood mapping	<p>The State Environmental Planning Policy (Sydney Regional Growth Centres) 2006 flood mapping may identify a property on the Development Control Map as 'Flood Prone and Major Creeks Land'.</p> <p>Clause 19 of the SEPP flood mapping (shown as light blue hatching) provides heads of consideration when a development application is lodged on land affected by 'Flood Prone and Major Creeks Land'.</p> <p>The SEPP flood mapping indicates 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.</p>
Riverine flooding	means creeks and rivers overflowing, breaking their banks and flooding nearby low-lying areas and properties. These flows may be several metres deep in the channels and relatively fast moving. This is also known as mainstream or fluvial flooding.
Overland flow flooding	means inundation by local run-off on its way to a waterway. Stormwater system capacity is exceeded, and stormwater then flows above ground following the low areas of the landscape. This is also known as local overland, flash or pluvial flooding.
Flood risk precincts	Precincts have been defined based on hydraulic and survey information available to Council for both local overland and riverine flooding. 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.
High Flood Risk Precinct	includes areas of the floodplain which convey a significant discharge of water during floods. They often align with naturally defined channels and are equivalent to the floodway or high hazard areas during a 1% annual exceedance probability flood.
Medium Flood Risk Precinct	is equivalent to the flood planning area, except for areas that have already been identified as being within the high flood risk.
Low Flood Risk Precinct	includes all land that is flood affected by flooding in some capacity, up to and including the PMF, except for areas that have already been identified as being within the high or medium flood risk precincts.

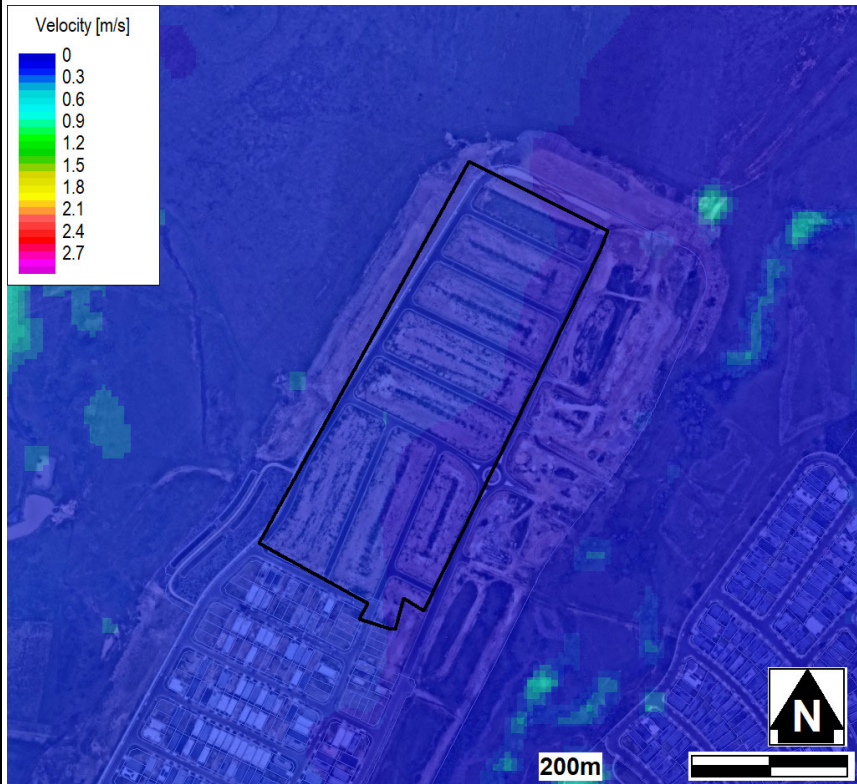
Attachment 4: Flood Maps



1% AEP Riverine Flood Velocities



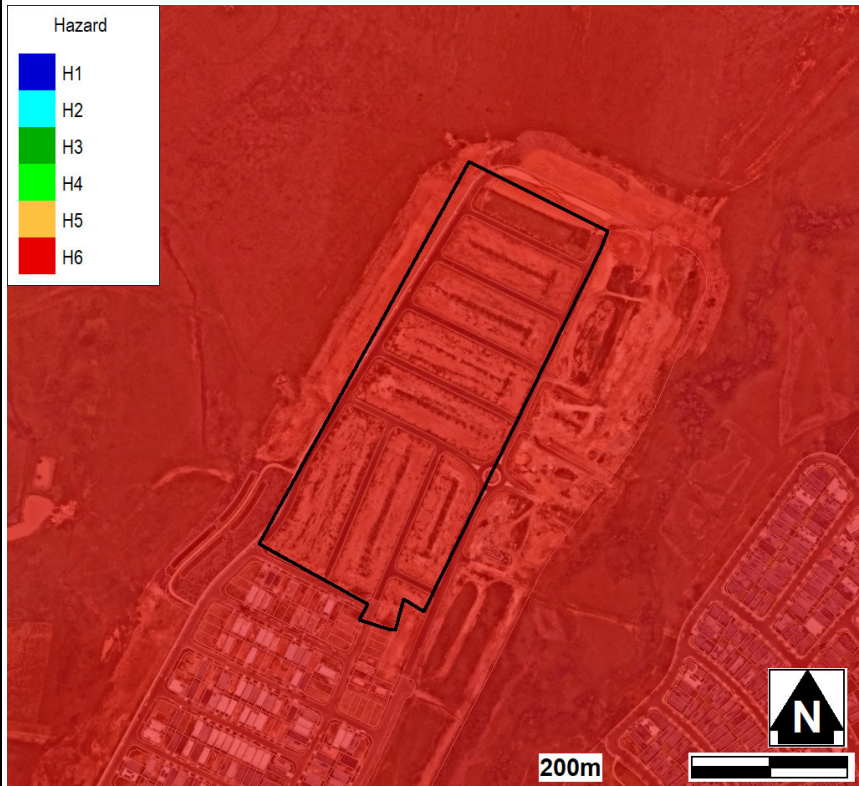
PMF Riverine Flood Velocities

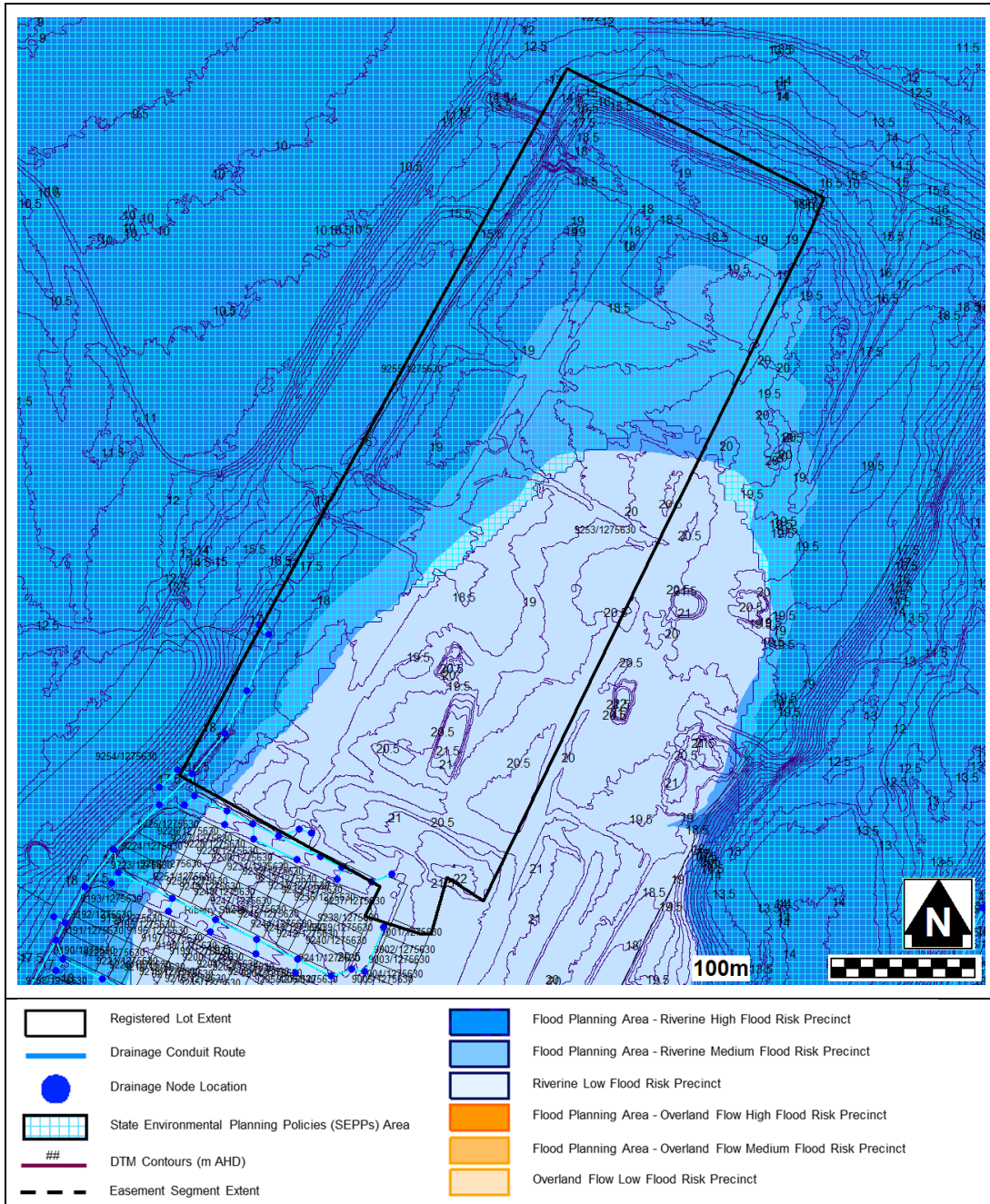


1% AEP Riverine Flood Hazard



PMF Riverine Flood Hazard





BLACKTOWN CITY COUNCIL
Flood Risk Map

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.