

10 April 2025

Our Ref: 5592_FPA1

Acting Chief Executive Officer
Yass Valley Council
PO Box 6
YASS NSW 2582

Attention: Emily Dawe

**ASSESSMENT OF PRESCRIPTIVE FLOOD RELATED PLANNING CONTROLS – MAINSTREAM
FLOODING AT SIX VILLAGES – DA240409
Lot 10 Sec 21 DP758149
15 Playfair Street, BOWNING**

An assessment of the prescriptive controls for associated planning considerations under Flood Planning Constraint Category 3 (FPCC3) has been prepared in the following table and demonstrates how the proposed development can meet these controls. Figure 1.1 below shows the extent of Councils flood mapping on the subject land and in relation to the proposed development.

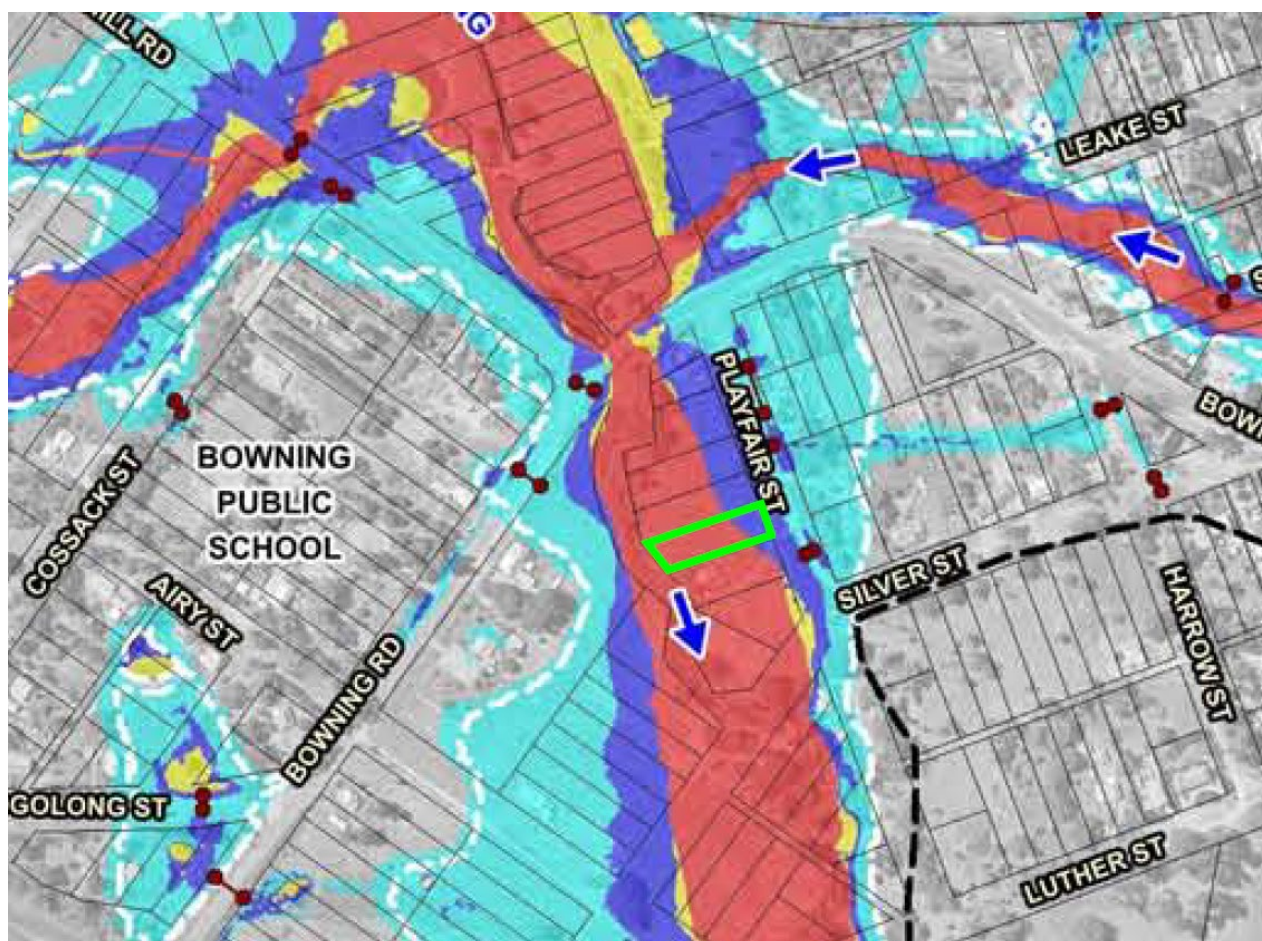


Figure 1.1: Extract of Yass Flood Planning Constraint Category Map at BOWNING (Source: Murrumbateman, Bowning, Bookham and Binalong Flood Study, March 2025)

PLANNING CONSIDERATIONS	FLOOD PLANNING CONSTRAINT CATEGORY 3 (FPCC3)	PRESCRIPTIVE CONTROLS FOR ASSOCIATED PLANNING CONSIDERATIONS AGAINST FPCC3 – MAINSTREAM FLOODING AT SIX VILLAGES
MINIMUM HABITABLE FLOOR LEVEL	<i>Residential – Suitable Use (Satisfies Prescriptive Controls)</i>	<p>A2 Habitable floor levels to be set no lower than the 1% AEP flood level plus freeboard</p> <p>Whilst the proposed development is located on flood prone land (FPL), the extent of land that the development will be installed on remains out of the FPCC1 zone (refer Figure 1.2). It needs to be noted that whilst the development is considered residential, the proposed shed is an ancillary non-habitable structure.</p> <p>The proposed finished floor level (FFL) of 532.2m AHD is above the 1%AEP flood level plus 0.5m freeboard.</p>
BUILDING COMPONENTS	<i>Residential – Suitable Use (Satisfies Prescriptive Controls)</i>	<p>B2 All structures to have flood compatible components below the 1% AEP flood level plus freeboard or the 0.2%AEP flood level, whichever is the highest.</p> <p>Whilst the proposed development is located on flood prone land (FPL), the extent of land that the development will be installed remains out of the FPCC1 zone.</p> <p>It is noted that all building materials are classified as flood compatible components pursuant to Appendix 3 of the Yass Valley Development Control Plan 2024 (YVDCP2024)</p>
STRUCTURAL SOUNDNESS	<i>Residential – Suitable Use (Satisfies Prescriptive Controls)</i>	<p>C2 Engineers report to certify that any structure can withstand the forces of floodwater, debris and buoyancy up to and including a 1% AEP flood plus freeboard or a 0.2% AEP flood, whichever is the greatest.</p> <p>The 1% AEP flow is considered shallow when reviewed against the mapping within Council's Flood Study. The proposed FFL is above the 1% AEP event plus the 0.5m freeboard.</p> <p>It is noted all building materials are classified as flood compatible components pursuant to Appendix 3 of the YVDCP2024. The proposed shed will be constructed to the site-specific structural engineer's specifications and details.</p>



FLOOD AFFECTATION	<i>Residential – Suitable Use (Satisfies Prescriptive Controls)</i>	<p>D1 Engineers report required to certify that the development will not increase flood affectation elsewhere.</p> <p>No major landform changes are proposed as part of this development which includes a proposed Shed.</p> <p>The proposed building area for the development will occur outside the FPCC1 zone (refer Figure 1.2).</p> <p>It has been determined the site is subject to predominately low hazard flood fringe during the 1% AEP event and is typically classified as a Medium Risk Precinct by Councils Flood Policy.</p> <p>Flood impacts affecting surrounding areas are noted to be minor and experienced in areas of limited flood liability.</p> <p>Examination of the Sites flood characteristics in conjunction with Councils Flood Study indicates that the proposed development is compatible with the Sites flood liability.</p> <p>Consequently, the development will not increase flood affectation elsewhere.</p>
EMERGENCY RESPONSE	<i>Residential – Suitable Use (Satisfies Prescriptive Controls)</i>	<p>E2 Reliable egress pedestrians and vehicles required during a PMF.</p> <p>E4 The development is to be consistent with any relevant flood evacuation strategy or similar plan</p> <p>The proposed development is consistent with the Yass Valley Local Flood Plan (LFP) which is a sub-plan of the Yass Valley Local Emergency Management Plan.</p> <p>Flow depths along the existing driveway and road access via Sylvia Street are typically less than 0.1m providing trafficable access during the 1% AEP event.</p> <p>The proposed access from Sylvia Street respectively has Rising Road Access to flood free areas above the level of the PMF providing good evacuation and egress potential.</p> <p>Accordingly, the development is consistent with the relevant flood evacuation strategies and plans.</p>



MANAGEMENT AND DESIGN	<i>Residential – Suitable Use (Satisfies Prescriptive Controls)</i>	<p>F2 Flood Safe Plan (home or business of farm houses) to address safety and property damage issues (including goods storage and stock management) considering the full range of flood risk</p> <p>The proposed development is consistent with the Yass Valley Local Flood Plan (LFP) which is a sub-plan of the Yass Valley Local Emergency Management Plan.</p> <p>Flow depths along the driveway and road access via Sylvia Street are typically less than 0.1m providing trafficable access during the 1% AEP event.</p> <p>The project site has Rising Road Access to flood free areas above the level of the PMF providing good evacuation and egress potential.</p>
STORMWATER	<i>Residential – Suitable Use (Satisfies Prescriptive Controls)</i>	<p>G1 Engineers report to certify that the development will not affect stormwater drainage.</p> <p>G2 The impact of the development on local overland flooding to be considered</p> <p>The proposed development is situated in a flood fringe and floodway mapped areas however as stated above the proposed building area for the development will occur outside the FPCC1 zone (refer Figure 1.2).</p> <p>It is noted all building materials are classified as flood compatible components pursuant to Appendix 3 of the YVDCP2024. The proposed shed will be constructed to the site-specific structural engineer's specifications and details.</p>
PARKING AND DRIVEWAY ACCESS	<i>Residential – Suitable Use (Satisfies Prescriptive Controls)</i>	<p>H1 The minimum surface level of open car parking spaces or carports shall be as high as practical, but no lower than the 5% AEP flood or the level of the crest of the road at the location where the site has access. In the case of garages, minimum surface level shall be as high as practical but no lower than the 5% AEP flood.</p> <p>H3 Garages capable of accommodating more than three motor vehicles on land zoned for urban purposes, or enclosed car parking, must be protected from inundation by floods up to the 1% AEP flood plus freeboard.</p> <p>H5 The level of the driveway providing access between the road and parking space shall be no lower than 0.3m below the 1% AEP flood or such that the depth of inundation during a 1% AEP flood is not greater than either the depth at the road or the depth at the car parking space. A lesser standard may be accepted for single detached dwelling houses where it can be demonstrated that risk to human life would not be compromised.</p>



		<p>H6 <i>Enclosed car parking and car parking areas accommodating more than three vehicles (other than on Rural zoned land), with a floor level below the 5% AEP flood or more than 0.8m below the 1% AEP flood level, shall have adequate warning systems, signage and exits.</i></p> <p>H7 <i>Restraints or vehicle barriers to be provided to prevent floating vehicles leaving the site during a 1% AEP flood.</i></p> <p>The proposed development is occurring on land that has an existing driveway servicing the existing dwelling house and ancillary structures.</p> <p>Flow depths for driveway access to Sylvia Street are typically less than 0.1m and accordingly driveway access is not lower than 0.3m below the 1% AEP flood.</p> <p>All parking areas within the proposed development are situated in areas that exceed the 5% AEP flood level.</p>
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The proposed development has been prepared to take into consideration any future flooding risks and will minimise any potential flood risk to life and property on the proposed lots. The proposed subdivision/development will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of the drainage depression that dissects the subject lot.

This assessment has taken into consideration projected changes in relation to climate change and aims to enable the safe occupation and efficient evacuation of people in the event of a flood. It has been determined that the proposed shed meets the relevant controls listed in Councils Flood Planning Report and it is recommended the associated conditional consent be issued by Council.



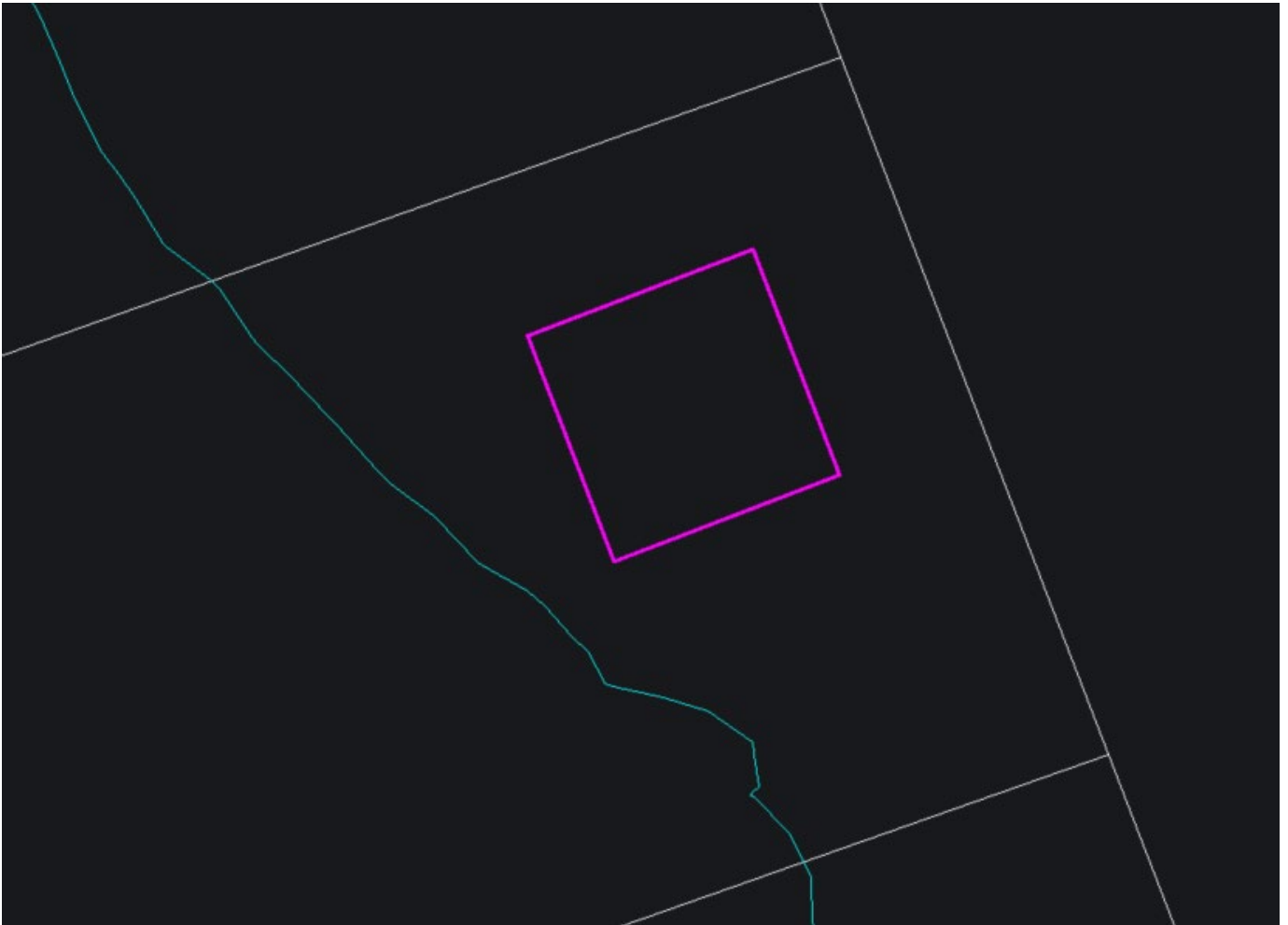


Figure 1.2: Image Demonstrating Proposed Shed in relation to the FPCC1 (Source: DPS YASS P/L, April 2025)

Please contact me if you need to discuss or require any further information.

Yours Faithfully
DPS YASS Pty Ltd

A handwritten signature in black ink, appearing to be 'Rachel Doberer'.

Rachel Doberer
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