

Studio Johnston

Date
30th of March 2023

Job Number
210825

**Flood Review for proposed Residential Development [Rev#5]
13 Latty St, FAIRFIELD NSW**

Dear Sir/Madam,

Please find following our flood review and risk management plan for the proposed development. The subject site is located on the western side of Latty St, refer **Figure A** and comprises Lot 4 DP 35006 with an area of approximately 780m². The site contains a ridgeline, with grades towards the south and also the rear and front boundaries; the highest point is the middle of the north boundary (RL 8.70 mAHD) and the low points the southern corners (around RL +8.0 mAHD). The subject site is close to an overland flowpath that drains southwards towards Orphan School Creek, a tributary of Prospect Creek. Council's flood mapping indicates the site is almost entirely flood free in the 1%AEP (100yr ARI) event. The subject site currently contains a single residential dwelling.



Figure A: Site Location

The development as proposed consists of new 4-unit manor house development.

Floor levels have been set as recommended in this report, with 500mm of freeboard to the 1%AEP event (habitable spaces).

FLOOD INFORMATION & BEHAVIOUR

The site is located within an overland flow area, which has been modelled and described in Council's updated flood study for the area, being the *"Draft Fairfield CBD Floodplain Risk Management Study and Plan"* [BMT WBM, 2020]; we note that this flood study is not available online as of April 2022 but a GIPA request indicates that:

1. 1%AEP (100yr ARI) flood level: +7.9 mAHD maximum
2. 1%AEP (100yr ARI) flood velocities: unknown but assumed < 0.25 m/s
3. PMF flood level: +8.6 to 8.9 mAHD maximum

The site is also subject to mainstream flooding from Prospect Creek; this has been modelled and described in Bewsher Consulting's 2006 Flood Study *"Prospect Creek Flood Study"* and the associated *"Prospect Creek - Floodplain Risk Management Study"*, (Bewsher, 2010). These reports indicate that:

- 1%AEP flood level: Flood free
- Mainstream Flooding, PMF level: +10.8 mAHD
- PMF critical duration: 60 minutes

Based on the site survey and flood information, the site is essentially flood free (overland flows) with 1%AEP flood depths less than 100mm, refer **Figure B**. Flood velocities are unknown, however the (now superseded) 2010 SKM Flood Study shows velocities are relatively slow, less than 0.25 m/s, refer **Figure C**. We assume the updated 2020 BMT WBM study will show similar values in the site vicinity.

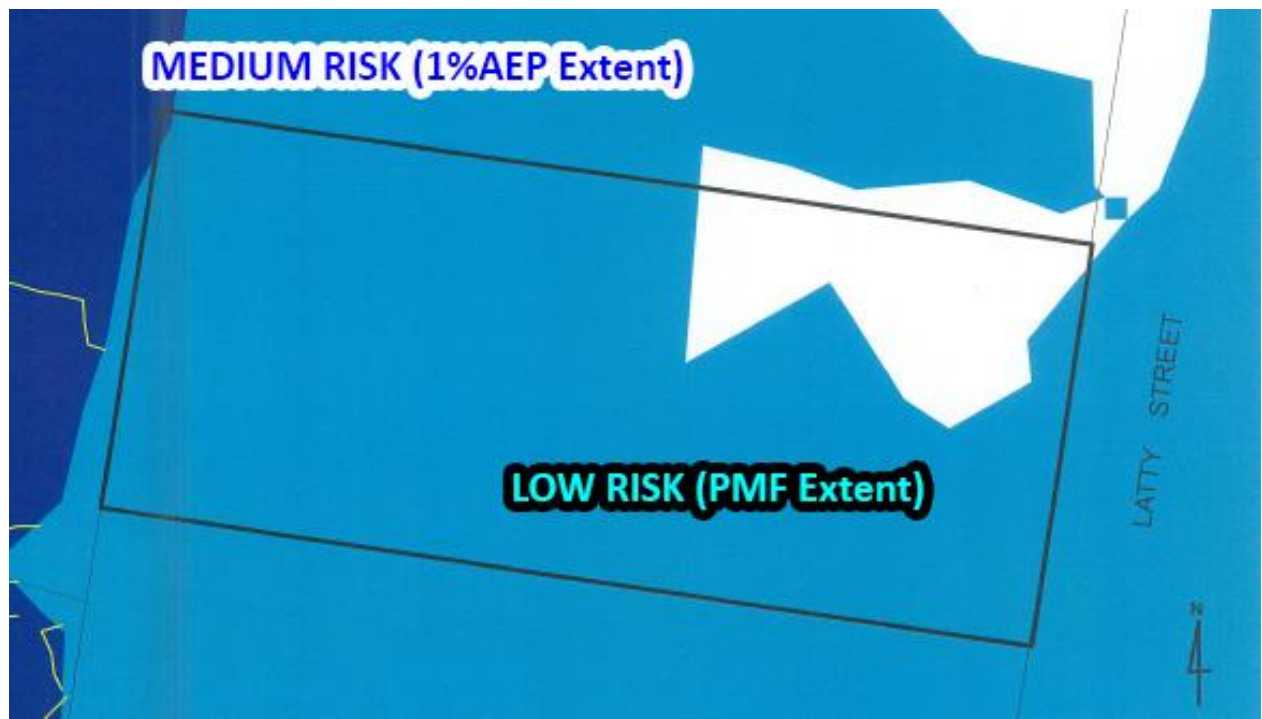


Figure B: 1%AEP (100yr ARI) flood mapping and levels [extract]

PROSPECT CREEK FLOOD BEHAVIOUR

While the site is almost entirely flood free in the 1%AEP event due to mainstream flooding from Prospect Creek, we highlight that the mainstream PMF level of +10.8 mAHD will significantly inundate the site by over 2m. Furthermore, the critical duration for the PMF is 60 minutes, which will equate to a rapid rise in floodwaters (the peak PMF flood level would be expected to occur around 30 minutes after the start of the storm). As noted in the Bewsher Floodplain Risk Management study (2010), onsite refuge for the majority of sites within the PMF floodplain will not be viable (due to structural failure) and safe and effective offsite evacuation will be heavily dependent on early warnings being available and issued.

FLOOR LEVELS & PRACTICAL CONSIDERATIONS

Overland Flow - NSW FDM HAZARD

With respect to flood hazard, the NSW Floodplain Development Manual (2005) provides guidelines for determining the hydraulic flood hazard. A provisional hazard can be assigned to an area using Figure L2 and the combined impact of flood velocity and flood depth. In general, an area will be (provisionally) assigned High Hazard if any of the following criteria are satisfied:

- The flood depth (D) is greater than 1.0 m;
- The flood velocity (V) is greater than 2.0 m/s;
- The combination of V and D lie in the dark blue region (mathematically this is approximately where $V + 3.33D$ is greater than 3.33).

The site is almost entirely flood free in the 1%AEP flood event (overland flow) and does not contain any High Hazard areas in the 1%AEP event.

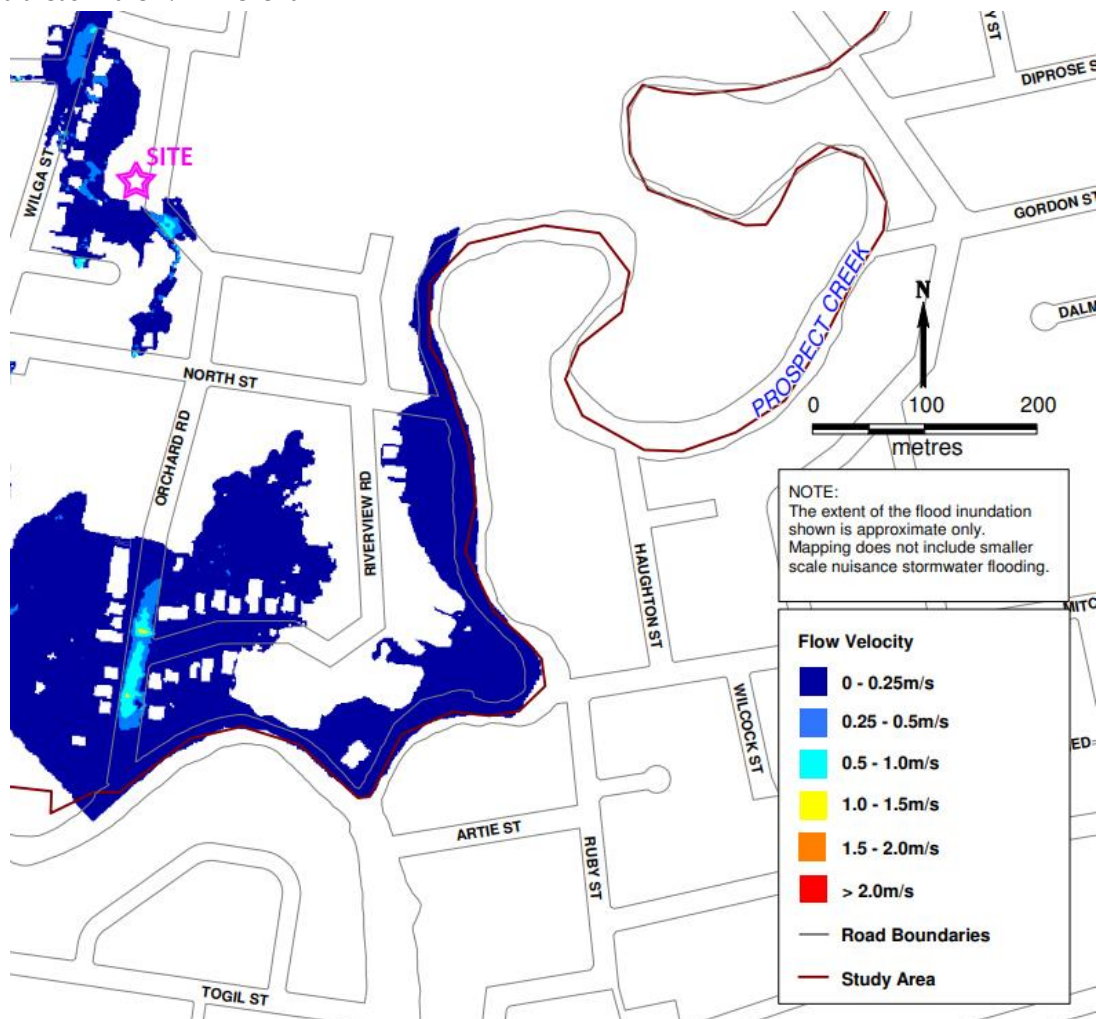


Figure C: 1%AEP (100yr ARI) velocities [extract from 2010 SKM Flood Study, now superseded]

Overland Flow - ARR 2019 HAZARD

ARR2019 provides updated Hazard curves as described in Table 6.7.3 and 6.7.4 of ARR2019 Chapter 6, with the definitions as follows:

H1: Generally safe for vehicles, people and buildings [$D < 0.3\text{m}$, $V < 2\text{m/s}$, $V \cdot D < 0.3$].

H2: Unsafe for small vehicles [$D < 0.5\text{m}$, $V < 2\text{m/s}$, $V \cdot D < 0.6$].

H3: Unsafe for vehicles, children and the elderly [$D < 1.2\text{m}$, $V < 2\text{m/s}$, $V \cdot D < 0.6$].

H4: Unsafe for vehicles and people [$D < 2.0\text{m}$, $V < 2\text{m/s}$, $V \cdot D < 1.0$].

H5: Unsafe for vehicles and people. All buildings vulnerable to structural damage. Some less robust buildings subject to failure [$D < 4.0\text{m}$, $V < 4\text{m/s}$, $V \cdot D < 4.0$].

H6: Unsafe for vehicles and people. All building types considered vulnerable to failure.

We estimate the areas near the site are likely to be **H1 hazard** during the 1%AEP event (overland flow) based on the available information.

FLOOD RISK

Some Council's adopt Flood Risk Precinct categories for the purpose of assessing flood risk at a particular site. These typically relate to (but do not necessarily correlate with) the Hydraulic Hazard zones discussed above. Fairfield Council typically adopt the standard criteria, being:

High Flood Risk: areas where there is a potentially catastrophic damage to property, risk to life or evacuation problems. Defined as High Hazard in the 1%AEP event under NSW Floodplain Development Manual (2005) guidelines.

Medium Flood Risk: areas of low hazard in the 1%AEP event.

Low Flood Risk: floodplain area above the flood planning level and below the PMF extents

The subject site is a combination of generally Low Flood Risk with a small area in the rear corner as Medium Flood Risk and an area at the front as flood free - refer **Figure B**. We note that the site does not contain any High-Risk areas.

HYDRAULIC CATEGORIES

The NSW Floodplain Development Manual (FDM, 2005) categorises the floodplain into three groups as noted below:

Floodways are those areas of the floodplain where a significant discharge of water occurs during floods. They are often aligned with obvious naturally defined channels. Floodways are the areas that, even if only partially blocked, would cause a significant redistribution of flow, or a significant increase in flood level which may in turn adversely affect other areas. They are often, but not necessarily, areas with deeper flow of areas where higher velocities occur.

Flood Storage areas are those parts of the floodplain that are important for the temporary storage of floodwaters during the passage of a flood. If the capacity of a flood storage area is substantially reduced by, for example, the construction of levees or by landfill, flood levels in nearby areas may rise and the peak discharge downstream may be increased. Substantial reduction of the capacity of a flood storage area can also cause a significant redistribution of flood flows.

Flood Fringe is the remaining area of land affected by flooding, after floodway and flood storage areas have been defined. Development in flood fringe areas would not have any significant effect on the pattern of flood flows and/or flood levels.

We highlight that the NSW Floodplain Development Manual does not provide specific criteria for ascertaining or defining these areas; these are typically determined by the flood modeller / hydraulic consultant based on the specific nature of flooding in the creek or waterway. The site is almost entirely flood free in the 1%AEP event and thus does not have any particular category; we assume the areas that are flooded along the western boundary will be most likely Flood Fringe category.

FLOOR LEVELS & PRACTICAL CONSIDERATIONS

Floor Levels

We recommend that:

- The proposed ground floors be set at RL +8.4 mAHD minimum, being 500mm above the highest adjacent 1%AEP level.

We note that the current architectural design incorporates a ground-floor at RL +8.8 mAHD, above the minimum required.

Building Components

All components used below the ground floor levels are to be constructed from flood compatible materials as per the attached schedule in the appendices. The structural engineer designing the development must confirm all materials below the FPL of +8.40 mAHD meet this requirement.

Structural Soundness

A structural engineer must confirm that the proposed construction as shown on the current architectural drawings must be able to withstand the forces of floodwaters up to the ground floor level, including:

- Force from floodwater (flows)
- Force from debris
- Uplift forces due to buoyancy

Flood Evacuation

The proposed development will function as a safe refuge for some large storm events (e.g. 1%AEP and smaller) but will not have structural soundness to withstand a mainstream Prospect Creek PMF event (with flood depths in excess of 2m). With respect to evacuation offsite we note that:

1. Offsite evacuation should only be undertaken where it is safe to do so. The SES recommends that floodwaters of any depth should not be walked / waded or driven through.
2. As noted in the Bewsher 2010 Prospect Creek Floodplain Risk Management study *"The State Emergency Service (SES) has formal responsibility for emergency management operations in response to flooding."*
3. As noted in the Bewsher 2010 Prospect Creek Floodplain Risk Management *"Early evacuation is the preferred management strategy for all homes and businesses"*.
4. A PMF flood event will occur rapidly with fast rising floodwaters that may or will limit the ability to move offsite in a safe manner once flooding has commenced.
5. A generally rising access path is available from the site to flood free areas above the mainstream PMF flood limit (refer **Figure D**); this requires a distance of around 1000m to be traversed, westwards towards the Fairfield town centre (specifically, Hamilton St).

We therefore recommend that:

1. Onsite residents should only undertake evacuation offsite under direction of the SES who are responsible for emergency management operations.
2. The ability of onsite residents to safely and effectively move offsite is contingent on early warnings being issued and early evacuation being undertaken well before the onsite of a PMF event.
3. A possible evacuation path for vehicles and pedestrians is depicted in Figure D but it is expected that residents will be under guidance of the SES and will follow all directions issued by the SES or other emergency personnel.

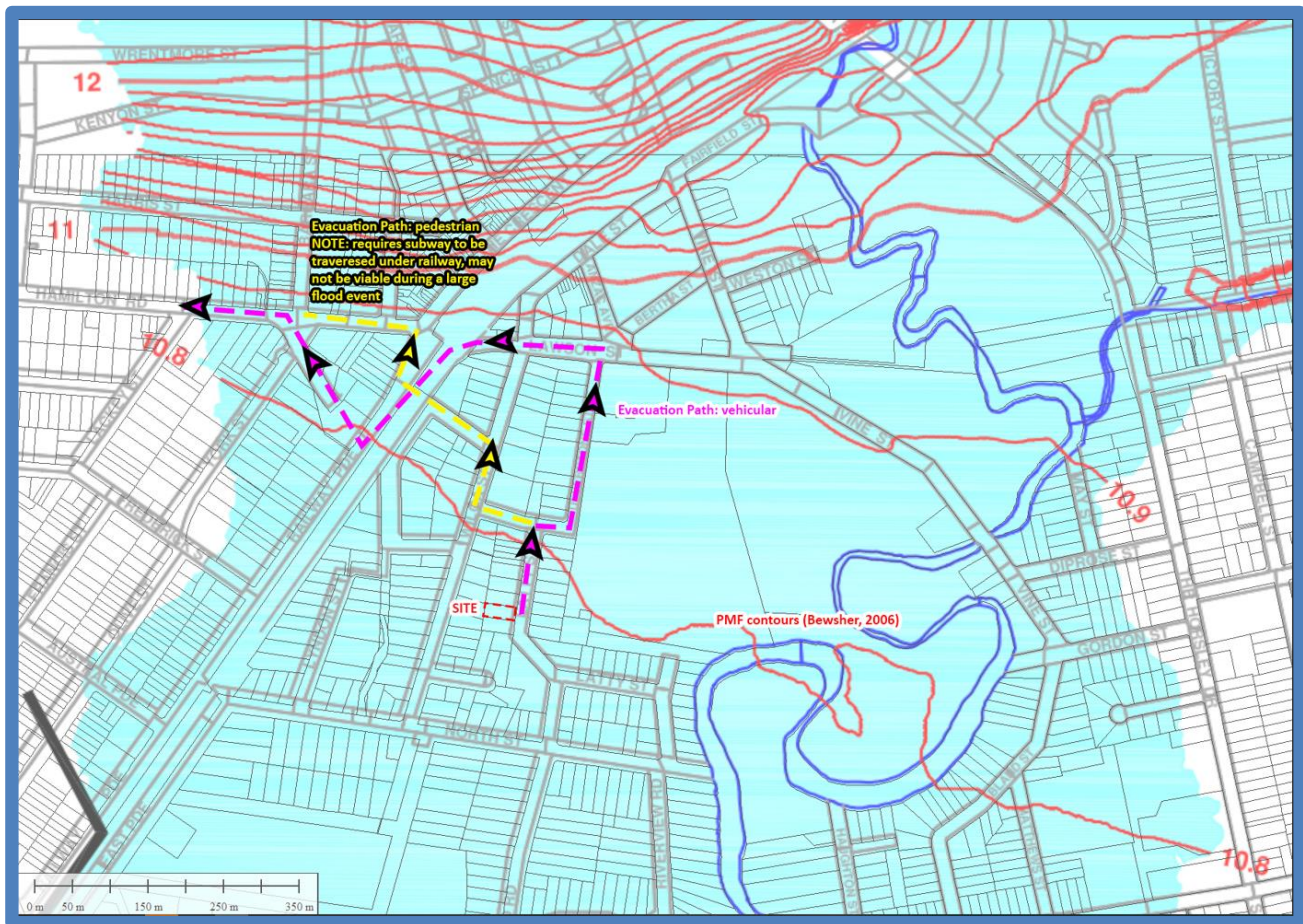


Figure D: Access Route to flood free areas

FAIRFIELD DCP COMPLIANCE

Fairfield Council's Citywide DCP 2013 Chapter 11 "*Flood Risk Management*" provides objectives and prescriptive controls with respect to flooding. The subject site is Low Flood Risk – Residential development and the relevant flood control matrix is Schedule 6 "All other floodplains". Comments are provided in **Table A** below.

Table A: DCP Controls and Comments

Control	Comment
Performance Criteria	
a) The proposed development should not result in any increased risk to human life.	The subject site is mostly Low Flood Risk with a small area in the rear corner as Medium Flood Risk and is almost entirely flood free during the 100yr ARI event for both overland flows and inundation from Prospect Creek. We do not believe the development as proposed represents an increased risk to human life.
b) The additional economic and social costs which may arise from damage to property from flooding should not be greater than that which can reasonably be managed by the property owner and general community.	We do not believe the development as proposed will have an undue economic or social cost.
c) The proposal should only be permitted where effective warning time and reliable access is available for evacuation from an area potentially affected by floods to an area free of risk from flooding. Evacuation should be consistent with any relevant flood evacuation strategy.	We believe the subject site has reliable rising access to flood free areas (i.e. above the PMF) as depicted in Figure D in this report. We do not recommend that the proposed development be constructed with a PMF refuge (e.g. Level 1) as it is unlikely residents will feel safe during the peak of a PMF event, where the entire lower floor will be inundated.

	This evacuation strategy is consistent with the recommendations of the Bewsher Floodplain Risk Management study for Prospect Creek (2010).
d) Development should not detrimentally increase the potential flood effects on other development or properties either individually or in combination with the cumulative impact of development that is likely to occur in the same floodplain.	The development as proposed will have no impacts on the flood behaviour of the floodplain for the 100yr ARI events and smaller, as it is almost entirely flood free during this event for both overland flows and inundation from Prospect Creek.
e) Motor vehicles are able to be relocated, undamaged, to an area with substantially less risk from flooding, within effective warning time.	The site is almost entirely flood free in the 100yr ARI event, and we do not believe vehicles are required to be relocated for this event or smaller.
f) Procedures would be in place, if necessary, (such as warning systems, signage or evacuation drills) so that people are aware of the need to evacuate and relocate motor vehicles during a flood and are capable of identifying an appropriate evacuation route.	An evacuation strategy has been prepared in this report, we highlight that any evacuation procedure must be undertaken under guidance of the SES or other emergency personnel.
Schedule 6 Controls	
Floor Levels [2,6,7] Habitable floor levels to be no lower than the 100 year flood level plus freeboard. Non-habitable floor levels to be equal to or greater than the 100 year flood level plus freeboard where possible, or otherwise no lower than the 20 year flood level unless justified by site specific assessment. A restriction is to be placed on the title of the land, pursuant to S 889 of the Conveyancing Act, where the lowest habitable floor area is elevated more than 1.5m above finished ground level, confirming that the undercroft area is not to be enclosed.	Floor levels have been set as required, refer 'Floor Levels and Practical Considerations' in this report.
Building Components [1] All structures to have flood compatible building components below the 100 year flood level plus freeboard.	Refer 'Floor Levels and Practical Considerations' in this report.
Structural Soundness [2] Applicant to demonstrate that the structure can withstand the forces of floodwater, debris and buoyancy up to and including a 1 00 year flood plus freeboard, or a PMF if required to satisfy evacuation criteria (see below) An engineer's report may be required	Refer 'Floor Levels and Practical Considerations' in this report.
Car Parking [1,3,5,6,7] <refer DCP table for list>	The site is almost entirely flood free in the 100yr ARI event, and thus all carparking controls are readily achieved.
Evacuation [2,3] Reliable access for pedestrians or vehicles is required from the building, commencing at a minimum level equal to the lowest habitable floor level to an area of refuge above the PMF level, or a minimum of 20% of the gross floor area of the dwelling to be above the PMF level. The development is to be consistent with any relevant flood evacuation strategy or similar plan.	We believe the subject site has reliable rising access to flood free areas (i.e. above the PMF) as depicted in Figure D in this report. We do not recommend that the proposed development be constructed with a PMF refuge (e.g. Level 1) as it is unlikely residents will feel safe during the peak of a PMF event, where the entire lower floor will be inundated. This evacuation strategy is consistent with the recommendations of the Bewsher Floodplain Risk Management study for Prospect Creek (2010).
Flood Effects [2] The flood impact of the development to be considered to ensure that the development will not increase flood effects elsewhere, having regard to (i) loss of flood storage; (ii) changes in flood levels and velocities caused by alterations to the flood conveyance; and (iii) the cumulative impact of multiple potential development in the floodplain. An engineer's report may be required.	The development as proposed will have no impacts on the flood behaviour of the floodplain for the 100yr ARI events and smaller, as it is almost entirely flood free during this event for both overland flows and inundation from Prospect Creek.

CONCLUSIONS

We therefore conclude that:

- The subject site is located close to an overland flow area with shallow flow depths and small velocities in the 1%AEP event.
- The subject site has been mapped as Flood Free and mostly Low Flood Risk with a small area in the rear corner as Medium Flood Risk.
- The subject site is almost entirely flood free in the 1%AEP event due to mainstream Prospect Creek flooding but inundated to RL +10.8 mAHD during a mainstream PMF event.
- Minimum floor levels and other flood mitigation measures as recommended in this report must be adhered to.

Yours faithfully,



Andrew Wiersma
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Senior Design Engineer
NPER no. 2428975



Alistair McKerron
BE MIEAust CPENG (NPER)
Senior Project Engineer
NPER no. 2220277

In reply please quote: 478736/2021

8 December 2021

Ms Gimhanee Herath
NSW Land and Housing Corporation
Parramatta square Level 4, Darcy St
PARRAMATTA NSW 2150

Dear Ms Gimhanee Herath,

GOVERNMENT INFORMATION (PUBLIC ACCESS) ACT APPLICATION

I refer to your recent application requesting flooding information for the property at 13 Latty Street, Fairfield (Lot 4 DP 35006).

This parcel is identified as being partly within a **Medium** Flood Risk Precinct, partly within a **Low** Flood Risk Precinct as a result of overland flooding and partly **not affected** by local overland flooding.

Local Overland Flood Details

Size of Flood	Flood Level (m AHD)
Probable Maximum Flood (PMF)	8.6 – 8.9
100 Year ARI	7.9
20 Year ARI	7.8

Flood levels in the vicinity of this property have been extracted from the BMT WBM (2020) Draft Fairfield CBD Floodplain Risk Management Study and Plan.

Please note that the flood levels quoted is draft only and are yet to be formally adopted by Council.

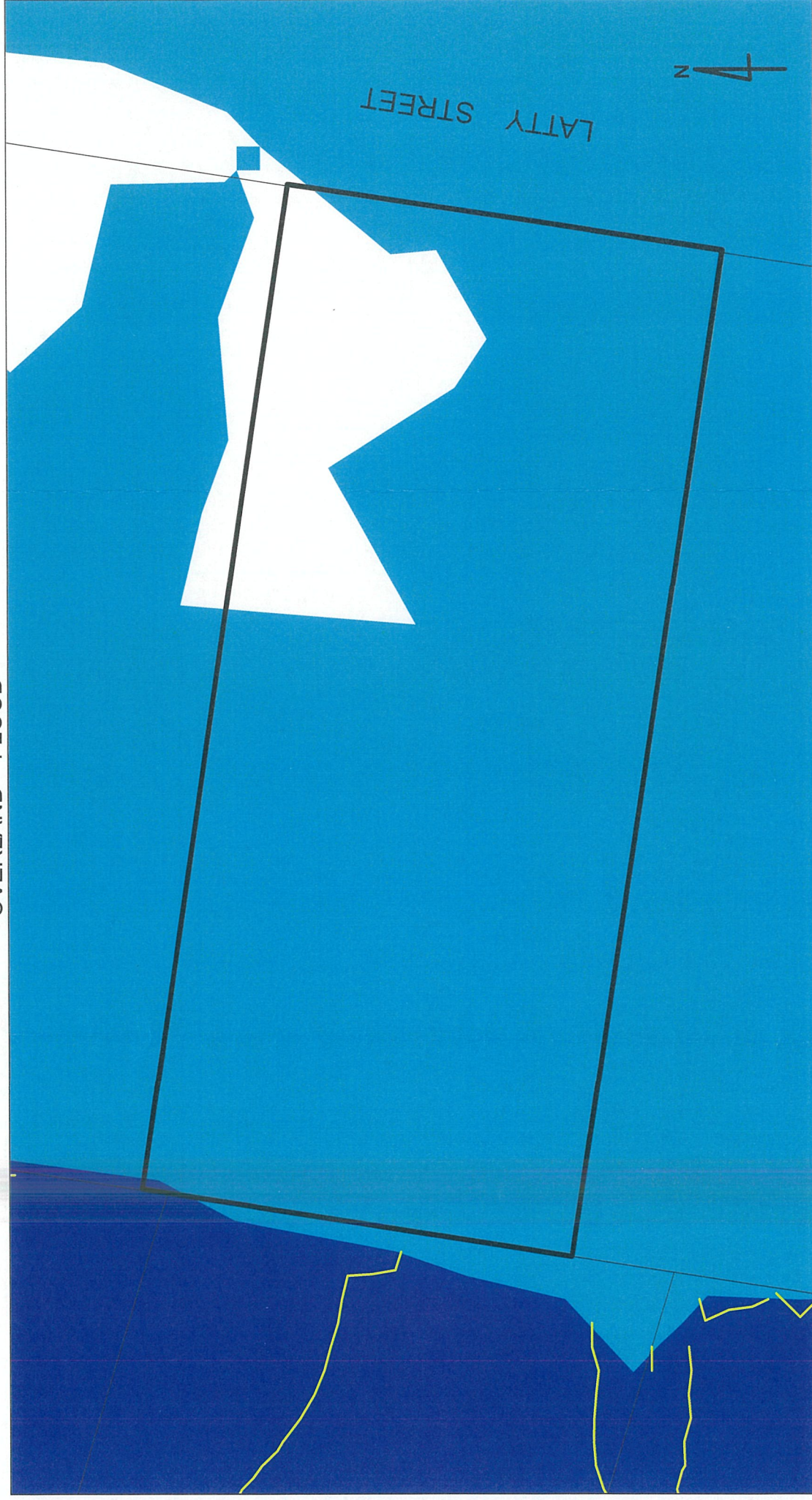
Should you require further information concerning this matter, please contact the writer on 9725 0153. Please quote the Reference Number at the top of the page when contacting Council in this matter.

Yours sincerely,



ANGIE SAMARDZIC
RIGHT TO INFORMATION OFFICER

OVERLAND FLOOD



High Risk Precinct



Medium Risk Precinct



Low Risk Precinct

13 Latty Street, Fairfield

Taken from BMT WBM Draft Fairfield CBD Flood Study 2020

07 December 2021

Table 4.3.1.3 Materials for 96-Hour Immersion

COMPONENT	SUITABLE*	MILD EFFECTS*	MARKED EFFECTS*	SEVERE EFFECTS*
FLOOR, SUB-FLOOR STRUCTURE	<ul style="list-style-type: none"> slab-on-ground suspended concrete 	<ul style="list-style-type: none"> timber T&G (with ends only epoxy sealed and provision of side clearance for board swelling) or plywood 	<ul style="list-style-type: none"> standard grade plywood 	<ul style="list-style-type: none"> timber floor close to the ground and particleboard flooring close to the ground
WALLS SUPPORT STRUCTURE	<ul style="list-style-type: none"> reinforced or mass concrete 	<ul style="list-style-type: none"> full brick/block masonry cavity brick 	<ul style="list-style-type: none"> brick/block veneer with venting (stud frame) 	<ul style="list-style-type: none"> inaccessible openings large windows low to the ground
WALL AND CEILING LININGS	<ul style="list-style-type: none"> fibre cement sheet face brick or blockwork cement render ceramic wall tiles galvanised steel sheet glass and glass blocks stone, solid or veneer plastic sheeting or tiles with waterproof adhesive 	<ul style="list-style-type: none"> common bricks solid wood, fully sealed exterior grade plywood fully sealed non ferrous metals 	<ul style="list-style-type: none"> exterior grade particleboard hardboard solid wood with allowance for swelling exterior grade plywood plasterboard 	<ul style="list-style-type: none"> particleboard fibreboard or strawboard wallpaper cloth wall coverings standard plywood gypsum plaster
ROOF STRUCTURE	<ul style="list-style-type: none"> reinforced concrete galvanised metal construction 	<ul style="list-style-type: none"> timber trusses with galvanised connections 	<ul style="list-style-type: none"> traditional timber roof construction 	<ul style="list-style-type: none"> inaccessible flat floor ungalvanised structural steelwork unsecured roof tiles
DOORS	<ul style="list-style-type: none"> solid panel with waterproof adhesive flush marine ply with closed cell foam aluminium or galvanised steel frame 	<ul style="list-style-type: none"> flush or single panel marine ply with waterproof adhesive painted metal construction timber frame, full epoxy sealed before assembly 	<ul style="list-style-type: none"> standard timber frame 	<ul style="list-style-type: none"> standard flush hollow core with PVA adhesives and honeycomb paper core <p>Note: lowest cost and generally inexpensive to replace</p>

COMPONENT	SUITABLE*	MILD EFFECTS*	MARKED EFFECTS*	SEVERE EFFECTS*
WINDOWS	<ul style="list-style-type: none"> aluminium frame with stainless steel or brass rollers 	<ul style="list-style-type: none"> timber frame, full epoxy sealed before assembly with stainless steel or brass fittings 		<ul style="list-style-type: none"> timber with PVA glues mild steel fittings
INSULATION	<ul style="list-style-type: none"> plastic/polystyrene boards closed cell solid insulation 	<ul style="list-style-type: none"> reflective foil perforated with holes to drain water if used under timber floors 		<ul style="list-style-type: none"> materials which store water and delay drying open celled insulation (batts etc)
BOLTS, HINGES, NAILS & FITTINGS	<ul style="list-style-type: none"> brass, nylon/stainless steel, removable pin hinges 	<ul style="list-style-type: none"> galvanised steel, aluminium 		<ul style="list-style-type: none"> mild steel <p>** see Note below</p>
FLOOR COVERING	<ul style="list-style-type: none"> clay/concrete tiles epoxy or cementitious floor toppings on concrete rubber sheets (chemically set adhesives) vinyl sheet (chemically set adhesive) 	<ul style="list-style-type: none"> terrazzo rubber tiles (chemically set adhesives) vinyl tiles (chemically set adhesive) polished floor & loose rugs ceramic tiles 	<ul style="list-style-type: none"> loose fit nylon or acrylic carpet (closed cell rubber underlay) 	<ul style="list-style-type: none"> wall to wall carpet wall to wall seagrass matting cork linoleum

*** KEY****SUITABLE**

these materials or products are relatively unaffected by submersion and flood exposure and are the best available for the particular application.

MILD EFFECTS

these materials or products suffer only mild effects from flooding and are the next best choice if the most suitable materials or products are too expensive or unavailable.

MARKED EFFECTS

these materials or products are more liable to damage under flood than the above category.

SEVERE EFFECTS

these materials or products are seriously affected by floodwaters and have to be replaced if inundated.

** Note: For nominal fixings in timber framing, AS 1684.2 requires nails used in joints that are continuously damp or exposed to the weather to be hot dip galvanised, stainless steel or monel metal.

Flood Information Sheet

Applicant: InfoTrack
Certificate No.: 315/2023
Applicant's Reference: BGWPZ-JP-#111247302#
Issue Date: 01/02/2023
Receipt No.:

PROPERTY ADDRESS: 13 Latty Street FAIRFIELD NSW 2165
LEGAL DESCRIPTION: Lot: 4 DP: 35006

Council has adopted a policy on flooding which may restrict the development of land. The Fairfield City-Wide Development Control Plan 2013 (which includes provisions for flood management) applies to all of the Fairfield Local Government area.

FLOOD CONTROL LOT

The subject property is identified as a flood control lot as defined under the SEPP (Exempt & Complying Development Codes) 2008 and SEPP (Housing) 2021. Development under the SEPP (Exempt and Complying Development Code) 2008 and SEPP (Housing) 2021 must not be carried out on any part of a flood control lot, other than that part of the lot that the council or a professional engineer who specialises in hydraulic engineering has certified, for the purposes of the issue of the relevant complying development certificate, as not being any of the following—

- (a) a flood storage area,
- (b) a floodway area,
- (c) a flow path,
- (d) a high hazard area,
- (e) a high risk area.

Where relevant, for properties that are a flood control lot and flood related development controls apply, Council provides information on whether or not a property is in a high risk/high hazard area under Part 9(1) of this planning certificate.

In addition, under the SEPP (Exempt & Complying Development Codes) 2008 and SEPP (Housing) 2021 a range of other restrictions, development standards and requirements apply to various categories of residential, commercial and industrial complying development located on flood control lots.

For further information please contact Council's Catchment Planning Branch on 9725 0222

Important Notes:

Not Applicable values indicate that the subject land is not known to be subject to flooding.

Not Available values indicate that Council does not have the required flood information for the subject land.

A Glossary is also attached at the end of this Flood Information Sheet.

MAINSTREAM FLOODING

Description

This parcel is within the floodplain and identified as being within a Low Flood Risk Precinct as a result of mainstream flooding.

The term mainstream flooding means inundation of normally dry land occurring when water overflows the natural or artificial banks of a stream, river, estuary, lake or dam.

The term Low Flood Risk Precinct is defined as all land within the floodplain (i.e. within the extent of the probable maximum flood) but not identified within either a High Flood Risk or a Medium Flood Risk Precinct. The Low Flood Risk Precinct is that area above the 100-year flood event.

Mainstream Flood Details

Size of Flood	Flood Level (m AHD)
PMF minimum	10.8
PMF maximum	10.8
1 in 100 year minimum	6.7
1 in 100 year maximum	6.7
1 in 20 year minimum	Not Applicable
1 in 20 year maximum	Not Applicable

Flood levels in the vicinity of the above property have been extracted from the Bewsher Consulting (2006) "Prospect Creek Floodplain Management Plan, Flood Study Review."

LOCAL OVERLAND FLOODING

Description

This parcel is within the floodplain and identified as being partly within a Medium Flood Risk Precinct and partly within a Low Flood Risk Precinct as a result of overland flooding.

The term overland flooding means inundation by local runoff rather than overbank discharge from a stream, river, estuary, lake or dam.

The term Medium Flood Risk Precinct is defined as land below the 100-year flood level that is not within a High Flood Risk Precinct. This is land that is not subject to a high hydraulic hazard or where there are no significant evacuation difficulties.

The term Low Flood Risk Precinct is defined as all land within the floodplain (i.e. within the extent of the probable maximum flood) but not identified within either a High Flood Risk or a Medium Flood Risk Precinct. The Low Flood Risk Precinct is that area above the 100-year flood event.

Local Overland Flood Details

Size of Flood	Flood Level (m AHD)
PMF minimum	8.9
PMF maximum	9.1
1 in 100 year minimum	7.9
1 in 100 year maximum	8.0
1 in 20 year minimum	7.8
1 in 20 year maximum	7.9

Local overland flood levels in the vicinity of the above property have been extracted from the Sinclair Knight Merz & Fairfield Consulting Services (2010) "Fairfield Overland Flood Study."

Advisory Note:

Supplementary flood risk information is available for this property. Please apply for this information via a GIPA informal request for information form. Please contact Council's Catchment Planning Branch for more information.

GLOSSARY	
m AHD	metres Australian Height Datum (AHD).
Australian Height Datum (AHD)	A common national plane of level approximately equivalent to the height above sea level. All flood levels, floor levels and ground levels are normally provided in metres AHD.
Average Recurrence Interval (ARI)	The long term average number of years between the occurrence of a flood as big as the selected event. For example, floods with a discharge as great as the 20 year ARI event will occur on average once every 20 years. ARI is another way of expressing the likelihood of occurrence of a flood event.
Flood	A relatively high stream flow that overtops the natural or artificial banks in any part of a stream, river, estuary, lake or dam. It also includes local overland flooding associated with major drainage before entering a watercourse, or coastal inundation resulting from raised sea levels, or waves overtopping the coastline.
Flood risk precinct	<p>An area of land with similar flood risks and where similar development controls may be applied by a Council to manage the flood risk. The flood risk is determined based on the existing development in the precinct or assuming the precinct is developed with normal residential uses. Usually the floodplain is categorised into three flood risk precincts 'low', 'medium' and 'high', although other classifications can sometimes be used.</p> <p>High Flood Risk: This has been defined as the area of land below the 100-year flood event that is either subject to a high hydraulic hazard or where there are significant evacuation difficulties.</p> <p>Medium Flood Risk: This has been defined as land below the 100-year flood level that is not within a High Flood Risk Precinct. This is land that is not subject to a high hydraulic hazard or where there are no significant evacuation difficulties.</p> <p>Low Flood Risk: This has been defined as all land within the floodplain (i.e. within the extent of the probable maximum flood) but not identified within either a High Flood Risk or a Medium Flood Risk Precinct. The Low Flood Risk Precinct is that area above the 100-year flood event.</p>
Local overland flooding	The inundation of normally dry land by local runoff rather than overbank discharge from a stream, river, estuary, lake or dam.
Mainstream flooding	The inundation of normally dry land occurring when water overflows the natural or artificial banks of a stream, river, estuary, lake or dam.
Probable Maximum Flood (PMF)	The largest flood that could conceivably occur at a particular location.
Flood Planning Area	The area of land below the FPL and thus subject to flood related development controls.
Flood Planning Level	Are the combinations of flood levels (derived from significant historical flood events or floods of specific AEPs) and freeboards selected for floodplain risk management purposes, as determined in management studies and incorporated in management plans.
Flood Control Lot	A lot to which flood related development controls apply in respect of development for the purposes of industrial buildings, commercial premises, dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (other than development for the purposes of group homes or seniors housing)

In reply please quote: 41666/2020

21 July 2020

Mr Hugh Colless
NSW Land and Housing Corporation
Level 3, 31-39 Macquarie Street
PARRAMATTA NSW 2150

Dear Mr Colless,

GOVERNMENT INFORMATION (PUBLIC ACCESS) ACT APPLICATION

I refer to your recent application requesting flooding information for the property at 13 Latty Street, Fairfield (Lot 4 DP 35006).

Part or all of the parcel **is** affected by local overland flooding.

This parcel is identified as being partly within a **Medium** Flood Risk Precinct, partly within a **Low** Flood Risk Precinct as a result of overland flooding and partly **not affected** by local overland flooding.

Local Overland Flood Details

Size of Flood	Flood Level (m AHD)
Probable Maximum Flood (PMF)	8.6-8.9
100 Year ARI	7.9
20 Year ARI	7.8

Local overland flood levels in the vicinity of the above property have been extracted from the draft Fairfield CBD Flood Study 2020.

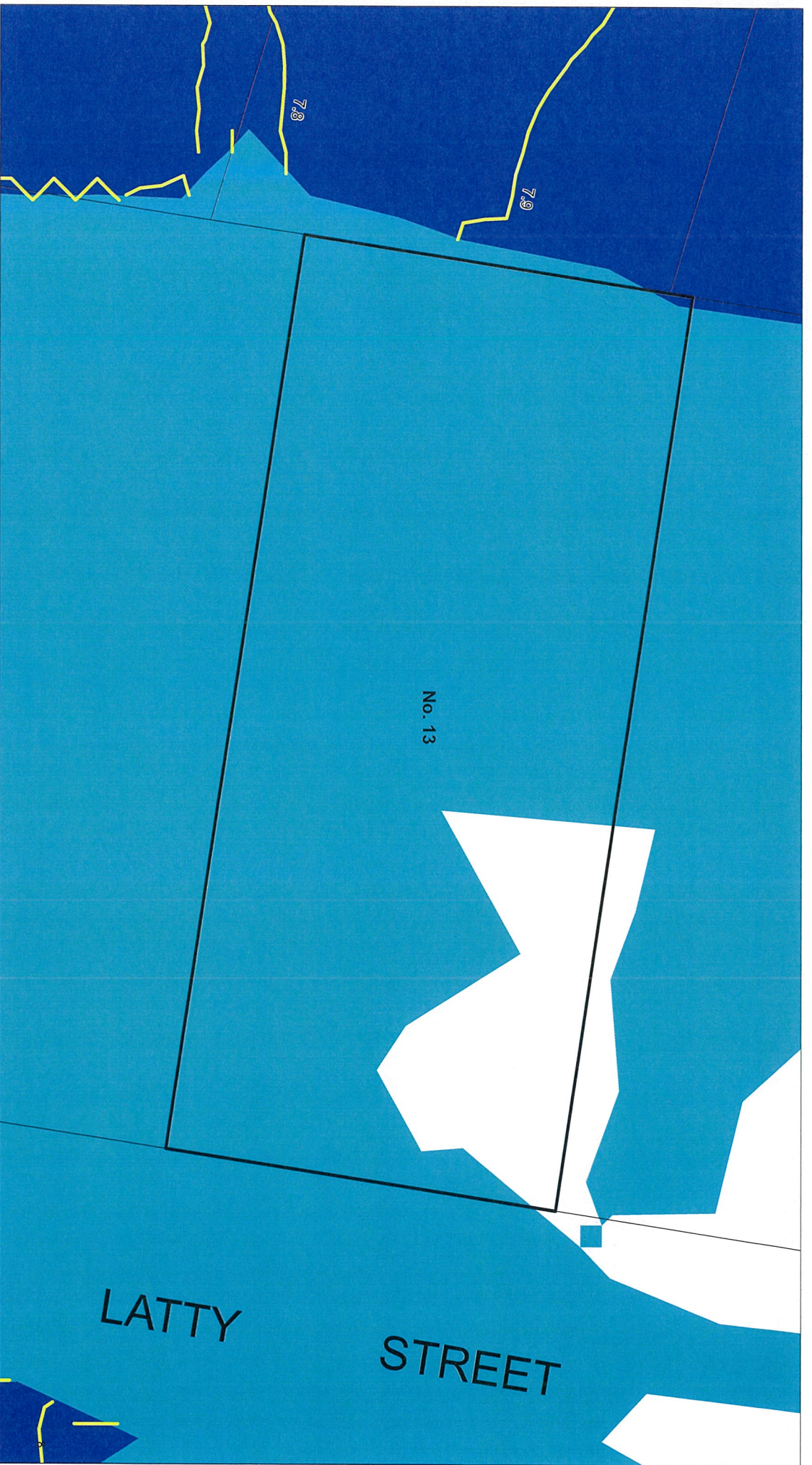
Please note that the flood levels quoted is draft only and are yet to be formally adopted by Council.

Should you require further information concerning this matter, please contact the writer on 9725 0153. Please quote the Reference Number at the top of the page when contacting Council in this matter.

Yours faithfully



ANGIE SAMARDZIC
RIGHT TO INFORMATION OFFICER



High Risk Precinct



Medium Risk Precinct



Low Risk Precinct

13 Latty Street Fairfield

MAINSTREAM FLOOD

Lot 4
DP 35006

LATTY STREET

&



High Flood Risk Precinct



Medium Flood Risk Precinct



Low Flood Risk Precinct

15 June 2020

13 Latty Street, Fairfield

Flood Risk Mapping has been extracted from the Bewsher Consulting (2006)
Prospect Creek Floodplain Management Plan, Flood Study Review.