

Abena Dankwa

From: Jason Theakstone <JTheakstone@orange.nsw.gov.au>
Sent: Tuesday, 22 October 2024 9:38 AM
To: Abena Dankwa
Subject: RE: Flood informationn- 7-9 Wattle Avenue, Orange

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This message came from outside your organization.

No requirements for residential

CL 5.22 shows the sensitive uses. <https://legislation.nsw.gov.au/view/html/inforce/current/epi-2012-0055#sec.5.22>

From: Abena Dankwa <Abena.Dankwa@homes.nsw.gov.au>
Sent: Tuesday, 22 October 2024 8:44 AM
To: Jason Theakstone <JTheakstone@orange.nsw.gov.au>
Subject: RE: Flood informationn- 7-9 Wattle Avenue, Orange

You don't often get email from abena.dankwa@homes.nsw.gov.au. [Learn why this is important](#)

Hi Jason,

Thank you for the quick response.

With regards to the corner of 7 Wattle Avenue being subject to a PMF flood.

Are there any requirements from Council regarding the PMF Flood for a residential housing development on the site if the use is not identified as a 'sensitive use' in accordance with Council's Flood Factsheet ?

Kind regards,

Abena Dankwa

Planner, Planning and Assessment
Portfolio Strategy & Origination

Homes NSW

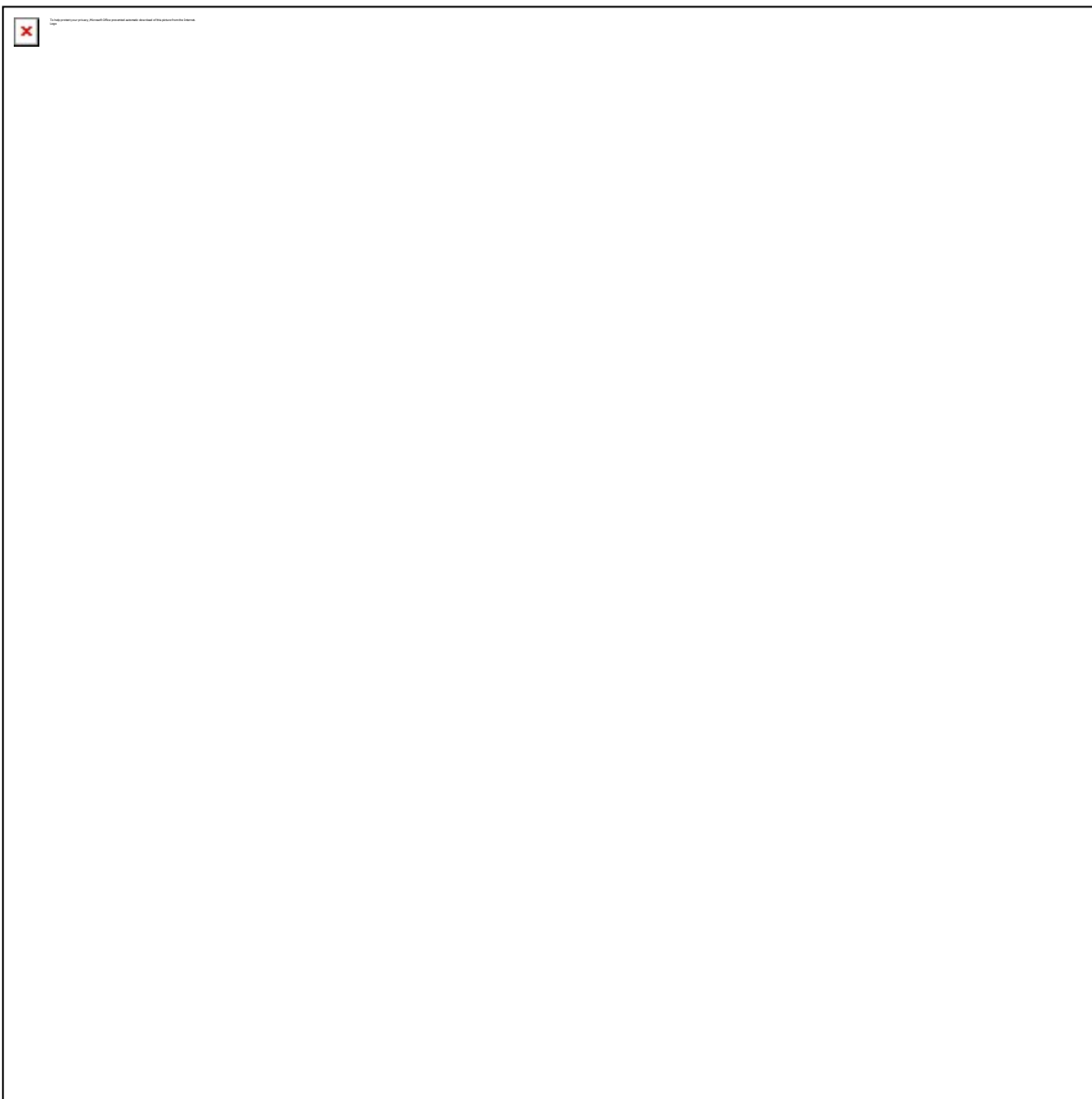
M 0450 250 172 **E** abena.dankwa@homes.nsw.gov.au

nsw.gov.au/homes-nsw

4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2150
Locked Bag 5022, Parramatta NSW 2124



I acknowledge the traditional custodians of the land and pay respects to Elders past and present.
I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.



From: Abena Dankwa <Abena.Dankwa@homes.nsw.gov.au>

Sent: Monday, 21 October 2024 4:21 PM

To: Jason Theakstone <JTheakstone@orange.nsw.gov.au>

Subject: Flood informationn- 7-9 Wattle Avenue, Orange

You don't often get email from abena.dankwa@homes.nsw.gov.au. [Learn why this is important](#)

Hi Jason,

Thank you for your time on the phone.

If you could please send through that email here, that would be fantastic.

Appreciate your assistance with this enquiry.

Regards,

Abena Dankwa

Planner, Planning and Assessment

Portfolio Strategy & Origination

Homes NSW

M 0450 250 172 **E** abena.dankwa@homes.nsw.gov.au

4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2150
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Flooding information

FACT SHEET FOR PROPERTY OWNERS

FLOOD PRONE LAND UPDATE

Following updates from the NSW State Government, each council in New South Wales is now required to update information provided on planning certificates relating to flooding. Council is required to answer two specific questions on all planning certificates.

1) Is the land or part of the land within the flood planning area and subject to flood-related development controls?

This question asks whether or not a property is or is not affected by flood related planning controls for land defined as being within the "Flood Planning Area". The "Flood Planning Area" is the level defined in Council's flood management study and comprises the 1:100 year flood level for the City plus 500mm freeboard. Orange LEP 2011 contains flood related planning controls for all land at or below the defined flood planning area which must be considered in determining the suitability of any future development.

The purpose of this question is to advise owners and prospective owners that there are restrictions and controls on the land that may impact on future development of that land.

2) Is the land or part of the land between the flood planning area and the probable maximum flood and subject to flood-related development controls?

The "Probable Maximum Flood" is the largest flood that could conceivably occur on a particular occasion. The "Probable Maximum Flood" is used by councils and the NSW SES in disaster planning and emergencies. Land in these areas when developed would need consideration of details such as evacuation plans to ensure there are suitable ways of leaving the site in the event of a flood emergency.

The above applies only to development that is identified as "sensitive and vulnerable" on land inbetween the "Probable Maximum Flood" (PMF) and the "Flood Planning Area" (FPA). These uses include:

- centre-based child care facilities,
- commercial premise,
- community facilities,
- correctional centres,
- eco-tourist facilities,
- educational establishments,
- emergency services facilities,
- entertainment facilities,
- extractive industries,
- function centres,
- health services facilities
- industries,
- open cut mining,
- places of public worship,
- respite day care centres,
- tourist and visitor accommodation,
- waste or resource management facilities.

Previously, State flood controls in these areas was limited and not captured in a 10.7 certificate.

FURTHER INFORMATION

If you have any questions or require further information please contact Council's Duty Planner on (02) 6393 8000 Monday to Friday 9am to 5pm.