



File No: F2021/00106
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28 June 2023

NSW Land and Housing Corporation,
Locked Bag 5022,
Parramatta NSW 2142

RE: 48 New Orleans Crescent Maroubra NSW 2035

I refer to your recent application for a flood report. Flooding advice is provided as follows.

Property Details

Title Refs:	Lot 234 DP 36345
Address:	48 New Orleans Crescent, Maroubra NSW 2035

Calculated Flood Depth

Flood Event	Flood Depth (m)	Flood Level (mAHD)
PMF	Not Affected	Not Affected
1% AEP Flood	Not Affected	Not Affected
5% AEP Flood	Not Affected	Not Affected

From a review of Council's most recent flood modelling indicates that this property is not affected by flooding during either the PMF or 1% AEP storm. Consequently, no flood related development controls should apply to the subject property. Council has also begun the process in removing the Probable maximum flood – Development Controls applied to the property.

Hazard and Hydraulic Categorisation

The table below contains hazard and hydraulic categorisation of the property in accordance with the NSW Floodplain Development Manual April 2005.

1% AEP flood hazard	<input type="checkbox"/> Property is categorised as high hazard <input type="checkbox"/> Part of Property is categorised as high hazard <input type="checkbox"/> Property is adjacent to a high hazard area <input type="checkbox"/> Part of Property is categorised as Low hazard <input type="checkbox"/> Property is categorised as low hazard <input checked="" type="checkbox"/> Property does not have a hazard categorisation
Hydraulic categorisation	<input type="checkbox"/> Property is located in a floodway <input type="checkbox"/> Property is located adjacent to a floodway <input type="checkbox"/> Property is located in a flood storage area <input type="checkbox"/> Part of Property is located in a flood storage area <input type="checkbox"/> Property is located in a flood fringe <input type="checkbox"/> Part of Property is located in a flood fringe

Source of Flooding Information

Maroubra Bay Flood Study (2013)

Council policy regarding flooding

The Randwick City Council Flooding Advice and Flood Related Development Controls Policy sets out flood planning levels and development principles for this property.

Validity

This report is valid for a period of six months from the date of issue. It should be noted that flood studies, legislation, manuals and policy documents may change in the future. Changes to these documents or the built form may impact on the information provided.

Verification

Prepared by:



Joseph Daly
Student Engineer

Checked by:



Paramesh Halaradhya
Drainage Engineer





Glossary

AHD	Australian Height Datum is a common national surface level datum approximately corresponding to mean sea level.
1% AEP flood	The 1% Annual Exceedance Probability flood has a 1% (1:100) probability of occurring in any given year. This flood is also known as 1 in 100, 100yr ARI or Q100.
5% AEP flood	The 5% Annual Exceedance Probability flood has a 5% (1:20) probability of occurring in any given year. This flood is also known as 1 in 20, 20yr ARI or Q20.
High Hazard Categorisation*	Possible danger to personal safety; evacuation by trucks difficult; able-bodied adults would have difficulty in wading to safety; potential for significant structural damage to buildings.
Low Hazard Categorisation*	Should it be necessary, trucks could evacuate people and their possessions; able-bodied adults would have little difficulty in wading to safety.
Floodways*	Those areas where a significant volume of water flows during floods and are often aligned with obvious natural channels. They are areas that, even if only partially blocked, would cause a significant increase in flood levels and/or a significant redistribution of flood flow, which may in turn adversely affect other areas. They are often, but not necessarily, areas with deeper flow or areas where higher velocities occur.
Flood storage*	Those parts of the floodplain that are important for the temporary storage of floodwaters during the passage of 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*	The remaining area of land affected by flooding, after floodway and flood storage areas have been defined.
PMF	Probable Maximum Flood

* Source – NSW Floodplain Development Manual April 2005

* Note: Flooding related development controls are applicable to all land that is below the 1% AEP flood plus half a metre freeboard.