

# GEORGES RIVER FLOOD ADVICE

**FOR PROPERTY 2 MEAGER AVENUE, PADSTOW NSW, 2211  
[Lot 134-DP 132272] IN THE MILPERRA CATCHMENT**

## Flood Levels <sup>(1)</sup>

Size of Flood	Flood Level	Property Flooding
<b>Probable Maximum Flood (i)</b>	<b>5.8.m AHD</b>	<b>YES</b>
<b>100 Year Flood (ii)</b>	<b>2.5 m AHD</b>	<b>YES</b>
<b>20 Year Flood</b>	<b>1.5 m AHD</b>	<b>--</b>

*<sup>(1)</sup> Source: "Georges River Floodplain Risk Management Study & Plan 2004"*

## Flood Risk <sup>(2)</sup>

**The property is located within a *Low, & Medium* Flood Risk zone in the Georges River floodplain.**

*Schedule 3 of Councils Development Control Plan 2015 - Part B12 Flood Risk Management specifies the types of development that are considered suitable within each of the flood risk precincts, and also specifies the requirements that need to be satisfied by developments within the floodplain.*

The Low Risk zone has an upper limit of [*PMF*]5.8 m AHD and a lower limit of [*100 year flood*]2.5 m AHD.

The Medium Risk zone has an upper limit of [*100 year*]2.5 m AHD and lower limit of [*20 year Flood*] 1.5 m AHD.

The High Risk zone is defined by variable hydraulic factors and cannot be translated to an AHD water level. Please contact Council if additional detail is required.

Risk Category	Definition
Low	Land below the Probable Maximum Flood level and above the 100 year flood level, where the risk of damage is low.
Medium	Land below the 100 year flood level that is not subject to high hydraulic hazard and where there are no significant evacuation difficulties.
High	Land below the 100 year flood that is either subject to a high hydraulic hazard <sup>(3)</sup> or has significant evacuation difficulties.

*<sup>(2)</sup> Source: "Georges River Floodplain Risk Management Study & Plan 2004"*

*<sup>(3)</sup> High hydraulic hazard is defined by Figure L2 in NSW Floodplain Development Manual April 2005*

- (i) *The Probable Maximum Flood is the largest flood that could conceivably occur. It is derived from the maximum amount of atmospheric moisture that can occur in the locality.*
- (ii) *The 100 year flood is a very large flood. It is derived from a statistical analysis of rainfall records to give a 1 in 100 (ie 1%) chance of occurring, or being exceeded, in any one year.*

AHD *Australian Height Datum*

*Disclaimer: The information included herein is issued in good faith and has been determined from flood modelling using the best available methodology. It is important to note however that the behaviour of floods, when they actually occur, is variable and may be different to the modelled results. As a result, the information included in this advice may not necessarily reflect actual flood events at a particular property.*

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