

08 October 2024

Swift Planning
PO Box 4230
FORSTER SHOPPING VILLAGE NSW
2428Ref: ENG2024/1851
Enquiries: Peter Hatton**Flood Level Certificate****Property Description**39 Nuwarra Circuit
FORSTER NSW 2428**Owner (as recorded by Council):**

W J F Freyler

Legal Description

Lot 151 DP 1043081

FLOOD LEVEL DETAILS

Information currently available to Council, taking into account NSW Sea Level Rise (SLR) Planning Benchmarks, indicates that the property described in this certificate is flood affected as follows:-

FPL4 - Probable max flood level	4.4 m AHD	The highest flood level that could conceivably occur at this location
1% AEP flood level in Year 2010	2.0 m AHD	This level is useful for insurance purpose, refer to your insurance policy and the Insurance Contracts Regulation 1985 (Cwealth)
FPL2 - 1% AEP Flood Level in Year 2100	2.7 m AHD	Adopted 1% flood level
FPL3 - Flood Planning Level	3.2 m AHD	Adopted 1% flood level plus 0.5m freeboard
FPL1 - 5% AEP Flood Level	1.6 m AHD	

The flow velocity of the 1% AEP Flood Level in Year 2100 is 0.1 m/s.

Further;

- The Flood Hazard Category of this property in an FPL2 event is Low.
- The Flood Hydraulic Category of this property in an FPL2 event is unknown (no data available).
- See notes below-

Notes:

- Development must not be carried out under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, where this certificate identifies the flood control lot, or part of the lot as either:
 - a) a flood storage area,
 - b) a floodway area,
 - c) a flow path,
 - d) a high hazard area,
 - e) a high risk area.
- Where this certificate does not nominate a Flood Hazard Category and a Flood Hydraulic Category for the property then development cannot occur under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 SEPP, unless certified, by a professional engineer who specialises in hydraulic engineering, in accordance with Section 3.5 of that SEPP.

Notes:

The accuracy of this flood level certificate is limited to flood information in Council's possession at the time of provision. The information is provided in good faith and expressly for the use of the applicant without warrant or guarantee as to its accuracy. Should you need to rely wholly or in part on this information you are advised to employ the services of a suitably qualified engineer and/or suitably qualified surveyor to assist you in understanding its implications.

Flood level certificates provide current estimates of various flood levels, taking into account where possible the projected effect of SLR. The "NSW Sea Level Rise Policy Statement" establishes planning benchmarks for projected SLR until 2100.

Definitions:

Annual Exceedance Probability (AEP): The average probability that a flood event of a specific size will be equalled or exceeded in a given year. A 1% AEP Flood has a 1% chance of occurring in a given year. It is approximately equivalent to the '100-year flood'.

Probable Maximum Flood (PMF): Is the largest flood that could conceivably occur within a catchment and is a very rare and unlikely event. However, when undertaking a Floodplain Risk Management Study, Council looks at all storm events up to and including the PMF.

Flood Planning Level (FPL): is an adopted 1% AEP flood level plus 500mm freeboard

Australian Height Datum (AHD): A common national level datum or surface corresponding approximately to mean sea level (ie RL 0.00m AHD).

Flood Level: The flood level is the height (RL) of the flood peak in a particular flood relative to AHD. The 1% AEP Flood Level is the peak flood height that has a 1% chance of being equalled or exceeded in a given year.

Flood Planning Level: Is the flood standard plus 0.50m freeboard allowance. In MidCoast Council area the flood planning level is generally the 1% AEP flood level plus 0.50m freeboard. The flood planning level is the mapping and reporting basis for Section 149 (2) Certificates and represents the desirable minimum habitable floor level.

Flood Standard: Under Council's Flood Management Policy the 1% AEP Flood is adopted as Council's flood standard across the Local Government Area.

Reduced Level (RL): The height of a point relative to the specific level datum. For example RL 2.5m AHD means the specific point is 2.5m above the AHD datum surface

Sea Level Rise (SLR) Planning Benchmarks: Allowances for the projected effects of SLR are included with estimated flood levels, consistent with NSW Sea Level Rise Policy Statement, October 2009

Should you have any enquiries regarding this matter, please contact Peter Hatton on 02 7955 7409 during normal business hours, Monday to Friday and quote reference ENG2024/1851.

Yours faithfully,



Peter Hatton
Team Member - Coastal Flooding & Drainage

