



**Our Ref:** 40301 Lambing Flat Enterprises 193 Nasmyth St  
**Your Ref:**

29<sup>th</sup> Jan, 2025

Lambing Flat Enterprises  
2/55 Boorowa Street  
YOUNG, NSW, 2594

**ATTENTION:**

Dear Sir

**Re: Flood Assessment: 193 Nasmyth St, Young, lot 5 dp 262060**

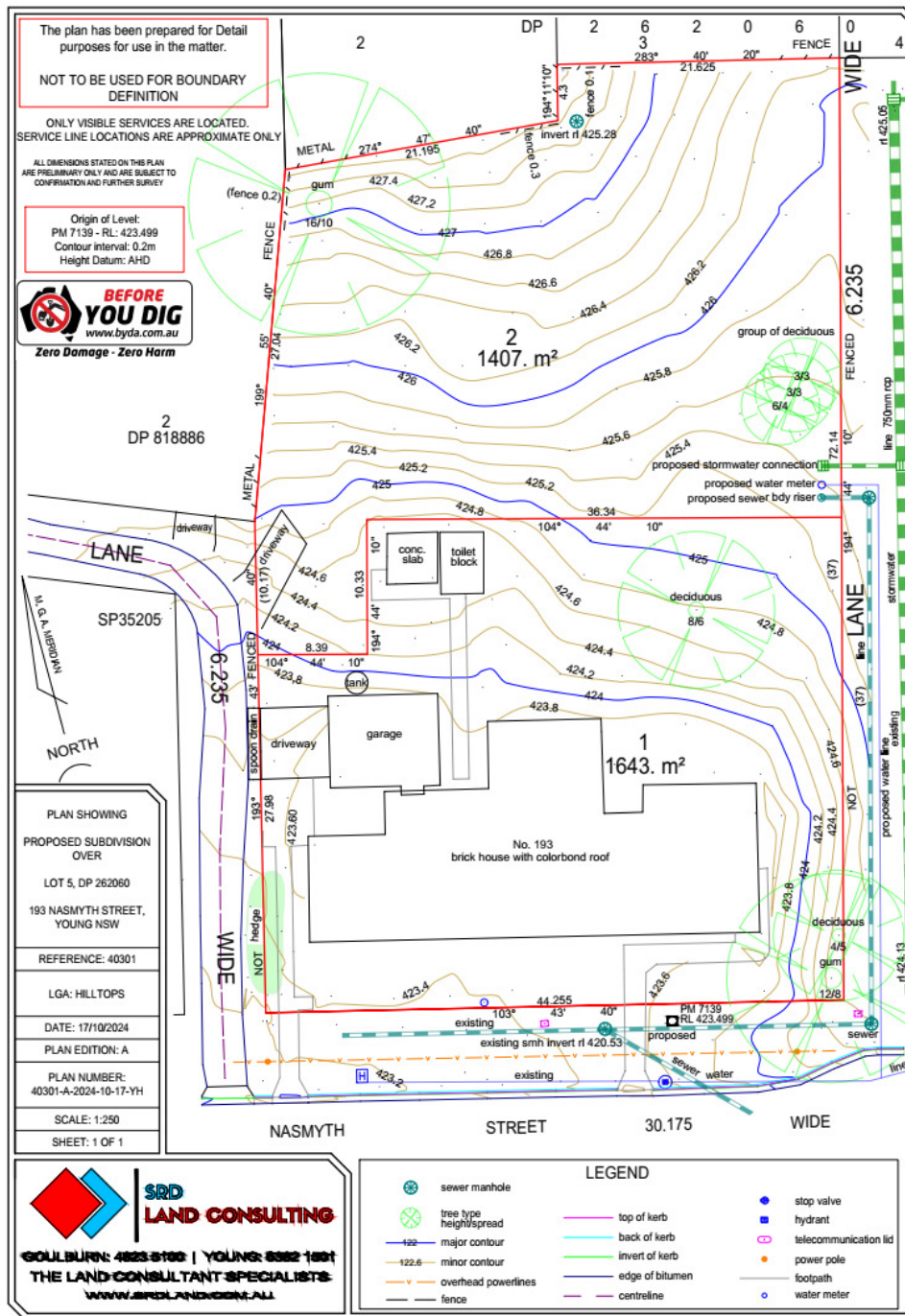
It is proposed subdivide the existing lot of 3050sqm into two lots of 1643sqm and 1407sqm. The southern lot 1 of 1643sqm contains the existing main building and several outbuildings comprising a garage and toilet block. This building was erected for use as a group house for disabled people, and is currently used for other purposes. The northern lot 2 of 1407sqm is vacant. The specific dimensions and setbacks of the proposed dwellings are as per the site plan.

1. The purpose of this report is for the assessment of potential flooding risks, and minimum floor levels of future dwelling upon proposed lot 2.
2. The report will not assess lot 1, as it is currently developed, as approved by Hilltops council, with the existing approved dwelling.
3. The subject land is zoned R1 General Residential from the Young LEP, 2022
4. The applicable DCP is Young, 2011

The subject land is generally sloping land, with a fall of about 4.2m from the northern boundary to the edge of the kerb and gutter along the southern boundary at Nasmyth Street. The Proposed lot 2 is generally sloping, while proposed lot 1 has been generally levelled for disabled access. There is an existing council storm water pit in the Laneway at the east and this laneway is unformed. The laneway to the wet is sealed and used for driveway access to the subject land. The kerb and gutter is standard integral kerb flowing westerly to a council pit

All adjoining lots are developed with single and multiple dwellings.

# Detail survey of the subject land, showing existing improvements and proposed lots.



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**Photograph of subject land from south west corner showing existing dwelling and elevated vacant land above.**



**Photograph of unformed laneway along eastern boundary and drainage pits.**



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Image from SIX maps of locality of subject land.

lot 5 dp 262060



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From the Young Flood Study, Indicative Flood extents 100year ARI event figure 2.3

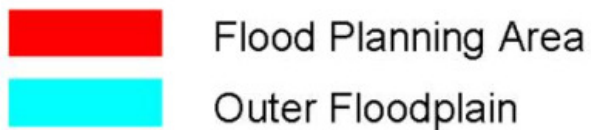


From the above, the subject land being proposed lot 2 appears not to be subject to inundation, while proposed lot 2 may be subject to inundation of up to 0.7m, during a 100year ARI flood event.

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From sheet 2 of Appendix A Young Flood Plain Risk Management Study, figure A1.1:  
The subject land is within the Flood Planning Area, as shown in red on the following plan.



The whole of the land is shaded red, that is, lot 5 dp 262060 is within the flood planning area.


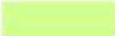
From sheet 2 of Appendix A Young Flood Plain Risk Management Study, figure A1.2:  
The subject land is not affected by the Major Stream Flooding and minor tributary, purple, however the proposed southern lot 1 (existing dwelling) is subject to Major overland flow Urban Precinct, light green. It appears that proposed lot 2 (vacant) is not subject to Major overland flow Urban Precinct, light green, with the exception of the south east corner of lot 2, being the area in the vicinity of the deciduous trees.



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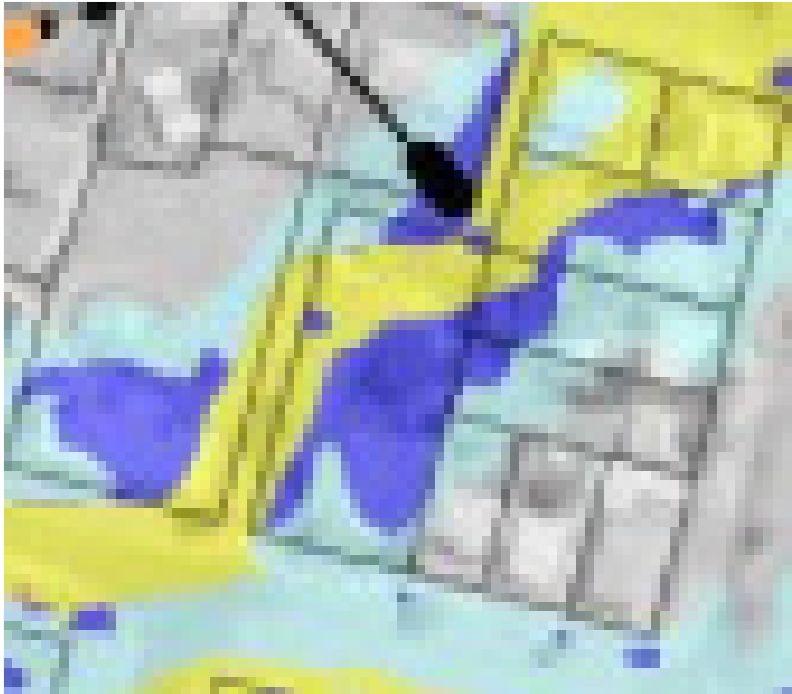
## **DEVELOPMENT CONTROLS MATRIX**

-  Main Stream Flooding and Minor Tributary (Refer Annexure 2.1 of Appendix A)  
(Includes areas defined as Outer Floodplain on Figure A1.1)
-  Major Overland Flow Urban Precinct (Refer Annexure 2.2 of Appendix A)  
(Includes areas defined as Outer Floodplain on Figure A1.1)

From sheet 3 of Appendix A Young Flood Plain Risk Management Study, figure A1.3:

The subject land is:

- Partly Low Hazard Flood Planning area (yellow) in the southern and eastern part of proposed lot 1 (existing dwelling) only. Proposed lot 2 (vacant) is not affected.
- Partly Intermediate Flood Planning area (dark blue) affecting the majority of proposed lot 1 only.
- Partly Outer Floodplain area (light blue) affecting the northern and south western part of proposed lot 1 only, and the south east corner of proposed lot 2 only.



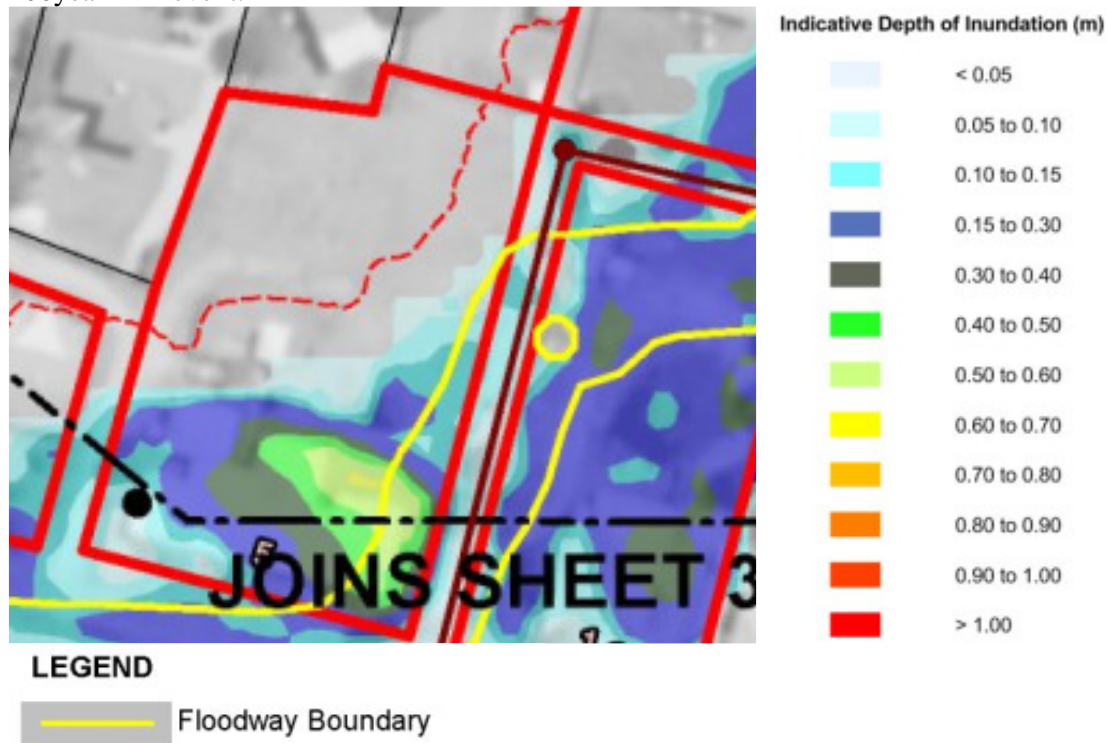
### **LEGEND**

-  Two-Dimensional Model Boundary
-  Extent of Major Overland Flow Urban Precinct
-  High Hazard Floodway
-  Low Hazard Floodway and Flood Storage Area
-  Intermediate Floodplain
-  Outer Floodplain

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From Figure D3.1 of the Major Overland Flow Urban Precinct, the subject land is partly within the Floodway boundaries, and subject to inundation. The south east corner of lot 2 appears to be subject to inundation up to a depth of 0.15m (RL 425.55 AHD), while proposed lot 1 appears to be subject to inundation up to a depth of 0.7m (RL 424.9 AHD), during a 100year ARI event.



From the above, construction of a dwelling on proposed lot 2 will be subject to the restrictions as outlined on the following “Outer Floodplain” section of the development control matrix Annexure 2.2 of Appendix A of the flood study:

**ANNEXURE 2.2**  
**DEVELOPMENT CONTROLS MATRIX – MAJOR OVERLAND FLOW URBAN PRECINCT**

	Outer Floodplain								Intermediate Floodplain								Low Hazard Floodway and Flood Storage Areas								High Hazard Floodway								
	Essential Community Facilities	Critical Utilities and Uses	Flood Vulnerable Residential	Residential	Business & Commercial/Industrial	Non-Urban and Outbuildings	Residential Sub-Division	Minor Additions (Residential)	Essential Community Facilities	Critical Utilities and Uses	Flood Vulnerable Residential	Residential	Business & Commercial/Industrial	Non-Urban and Outbuildings	Residential Sub-Division	Minor Additions (Residential)	Essential Community Facilities	Critical Utilities and Uses	Flood Vulnerable Residential	Residential	Business & Commercial/Industrial	Non-Urban and Outbuildings	Residential Sub-Division	Minor Additions (Residential)	Essential Community Facilities	Critical Utilities and Uses	Flood Vulnerable Residential	Residential	Business & Commercial/Industrial	Non-Urban and Outbuildings	Residential Sub-Division	Minor Additions (Residential)	
Floor Level	2	2	2	2	2		2	2	2	2	2	2	2							1	1			1	1								1
Building Components	2	2							2	2	1	1	1							1	1			1	1								1
Structural Soundness	2	2							2	2	1	1	1							1	1			1	1								1
Flood Affection																				1	1			1	1						1		1
Evacuation / Access	1	1	1						1	1	1																						
Management and Design	2,3	2,3	5						2,3	2,3	5		4				1	6				7	4,7		1,7	6					3,7		6,7

Not Relevant

Unsuitable Land Use

Major Overland Flow applies for inundation of land on the three urban flow paths: Railway Drain, Chance Gully and Golf Course Drain. The Major Overland Flow Urban Precinct identifies the area in which allotments subject to Major Overland Flow lie.

The Intermediate Floodplain is defined by the area between the Floodway and Flood Storage zones and the Flood Planning Area (FPA). The Outer Floodplain is the area between the FPA and the Probable Maximum Flood.

See Notes over page:

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**ANNEXURE 2.2 (CONT'D)**  
**DEVELOPMENT CONTROLS MATRIX - MAJOR OVERLAND FLOW URBAN PRECINCT**

**Floor Level**

1. Floor levels to be equal to or greater than the FPL (100 year ARI flood level plus 300 mm freeboard).
2. Floor levels to be equal to or greater than the FPL (100 year ARI flood level plus 300 mm freeboard) or 300 mm above natural surface levels, whichever is the higher.

**Building Components**

1. All structures to have flood compatible building components below FPL.
2. All structures to have flood compatible building components below PMF flood level (where PMF level is higher than FPL).

**Structural Soundness**

1. Structure to be designed to withstand the forces of floodwater, debris and buoyancy up to FPL.
2. Structure to be designed to withstand forces of floodwater, debris and buoyancy up to PMF flood (where PMF level is higher than FPL).

**Flood Affection in Adjacent Areas**

1. Residential development may be "deemed to comply" provided it conforms with the requirements of **Section A2.15**. A Flood Risk Report may be required for development in Floodway zones to demonstrate that the development will not increase flood hazard (see Item 7 Management and Design below).

**Note:** When assessing Flood Affection the following must be considered:

- iii. Loss of conveyance capacity in the floodway or areas where there is significant flow velocity.
- iv. Changes in flood levels and flow velocities caused by the alteration of conveyance of floodwaters.

**Evacuation/ Access**

1. Reliable access for pedestrians or vehicles required in the event of 100 year ARI flood.

**Management and Design**

1. Applicant to demonstrate that potential developments as a consequence of a subdivision proposal can be undertaken in accordance with this Policy and the Plan.
2. Applicant to demonstrate that facility is able to continue to function in event of PMF.
3. No external storage of materials which may cause pollution or be potentially hazardous during PMF.
4. Where it is not practicable to provide floor levels to FPL, applicant is to provide an area to store goods at that level.
5. Applicant is to provide an area to store valuable equipment above FPL (level to be advised by Council) – see **Section A2.8**.
6. Where it is not practicable to provide floor levels to FPL, Council may allow a reduction for minor additions to habitable areas – see **Section A2.11**.
7. Flood Risk Report may be required prior to development of this nature in this area – see **Sections A2.16.2 and A2.16.3**.

From the above Matrix, the subject land is affected by the following requirements:

- **FLOOR LEVEL:** The floor levels (FPL) are to be equal or greater than the 100 year ARI Flood level plus 300mm or 300mm above natural surface levels, whichever greater. For a dwelling erected at the south east corner of proposed lot 2, this equates to a FFL of 425.85 AHD. The remainder of the land is unaffected.
- For dwellings outside the south east corner of proposed lot 2, the land is not subject to flood controls.
- No assessment of an FFL is suggested for proposed lot 1 as the lot is already developed with an existing dwelling.

W J CHAPMAN

For SRD Land Consulting

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