
Appendix 7 – Flood Advice Letter prepared by Rockdale City Council

24 February 2016

Our Ref: FA-2016/113
Contact: Craig Murray

Helm Pty Ltd
PO BOX 99

NORTHBRIDGE NSW 1560

29 FEB 2016

EY:



Dear Mr Campbell

Re: Flood Advice Letter for 177 Russell Avenue, DOLLS POINT

When lodging a Development Application you must enclose a copy of this letter.

FLOOD NOTATION	Council has notated this property as being affected by the 1% Annual Exceedance Probability (A.E.P.) flood. The 1% AEP flood means there is a 1% chance of a flood of this height, or higher occurring in a period of one (1) year
FLOOD STUDY	The Council Flood Study applicable to the property is: Sans Souci Drainage Catchments Floodplain Risk management Plan. Cardno Willing. February 2005.
FLOOD LEVELS	1% A.E.P. Flood level: 2.00m AHD Minimum Habitable Floor Level: 2.50m AHD Probable Maximum Flood (PMF): 2.80m AHD
FLOOD RISK EXPOSURE	The Flood Risk Exposure of the site varies and has been assessed as Mainstream Flooding: Flood Storage: Low Hazard No accurate information is recorded regarding the impact of tsunamis in the Rockdale Local Government area

**FLOOD
PLANNING
LEVEL**

For the design of new developments on this land the minimum habitable floor level will be:

2.50m AHD

The minimum pool coping level, storage shed floor, patio, deck, carport and/or garage floor is:
2.00m AHD

Basements and below ground garages are to be physically protected to the minimum habitable floor level. All electrical connections, air conditioning units, or external power points are to be set above the minimum habitable floor level. As noted these floor levels are minimums only, floor levels higher than these are allowable subject to normal building requirements. In order to relate these levels to your property you will need to obtain survey to determine the existing ground and floor levels to A.H.D. at this site.

**FLOW
THROUGH
FENCING**

Flow through open form fencing (louvres or pool fencing) is required for all new rear, front fencing and all new internal fences and gates up to the 1% A.E.P. Flood Level. Any new side boundary fences adjoining private properties are to have a minimum 80 mm gap at the bottom to allow flows through

**FLOOD
RELATED
DEVELOPMENT
CONTROLS**

The following additional flood related development controls apply.

1. Any portion of the building or structure lower than the FPL shall be built from flood compatible materials to be specified by a Structural Engineer.
2. All services associated with the development shall be flood proofed to the FPL.
3. Filling is limited to the building footprint and under the driveway.
4. A suitably qualified engineer is to certify that the structure can withstand the forces of floodwater, debris and buoyancy in a 1% AEP flood event.
5. A Flood Management Plan is required to be lodged with the DA which will detail whether evacuation procedures are required and if so how they will be initiated, warning signs and preservation of flood awareness as owners and/or occupants change through time. An example is attached.

Council considers that this is the best currently available information on flooding in the adjacent area, but Council cannot comment on the accuracy of the result. This information is only valid as of the date above.

Should you require any further information, please contact Council's Infrastructure Engineer Craig Murray on 9562 1565.

Yours faithfully



Jamie Milner
CORDINATOR CITY ASSETS

FLOOD MANAGEMENT PLAN FOR XXXXXXXXXXXXXXX

Background

Council has advised that this property is subject to flooding in a 1% AEP (1 in 100 year ARI) storm event. The Probable Maximum Flood (PMF) is the highest flood level that is ever likely to occur, however it is extremely rare. Council has no information regarding Tsunamis in Rockdale. Relevant levels are:

Complete as appropriate for your property

1% AEP Flood Level = XXXX m Australian Height Datum (AHD)
Probable Maximum Flood = xxxx m AHD
Garage Floor Level = XXXX m AHD
Driveway Crest Level = XXXX m AHD (below ground garages only)
Habitable Floor Level = xxxxxx m AHD
Second Floor Level = XXXX m AHD
Front Boundary Level = XXXX m AHD
Lowest Ground Level = XXXX m AHD at

The above levels give an indication of how the various floods will impact this property. Habitable living areas are designed to be a minimum of 0.5 m above the 1% AEP Flood Level and staying within the home will provide protection for a wide range of floods.

Procedure

1. Floods in Rockdale are considered as "flash floods" and no warning system is available. Storms leading to major flooding are typically 2 hours long, however shorter storms as little as a ½ hour long can produce significant flooding. Once the storm passes floodwaters usually disappear rapidly.
2. During floods many local and major streets and roads will be cut by floodwaters. Traveling through floodwaters on foot, or in a vehicle can be very dangerous as the water may be polluted, obstructions can be hidden under the floodwaters, or you could be swept away. Council recommends staying within the home as much as practical as this is the safest option. If you need to leave the home do so early in the flood event, before the flood level reaches (the trigger location for your property)
3. Develop your own family flood plan and be prepared if flooding should occur while the kids are coming home from school or when you are returning from work. Talk to the Council to determine the safer travel routes that are less likely to be cut by floodwaters.
4. For below ground garages do not attempt to save the car if floodwaters start to enter the garage, it is too dangerous as water levels will rise rapidly and you could be trapped.
5. As the flood level approaches the garage floor level (but only if safe to do so) relocate any items that may be damaged by water, or poisons, or wastes to as high a level as possible.
6. As the flood level approaches the habitable floor level:
 - i) gather medicines, special requirements for babies or the elderly, mobile phones, first aid kit, special papers and any valuables into one location,
 - ii) put on strong shoes, raise any items within the home that may be damaged by water (e.g. photo albums) to as high a level as possible, with electrical items on top. Turn off and disconnect any large electrical items such as a TV that cannot be raised.
 - iii) place wet towels across the bottom and lower sides of external doors to slow down the entry of water through the door.
7. In the very rare event that floodwaters may enter the home collect items from 6.i) above and move to an upper level if possible, or if in a single level dwelling provide a chair in the kitchen to enable access to the kitchen bench preferably adjacent to the window. Ensure window is not locked or key readily available. Do not evacuate the home unless instructed to do so by the SES or the Police. Remember floodwaters are much deeper and flow much faster outside.
8. In the case of a medical emergency ring 000 as normal, but explain about the flooding.
9. A laminated copy of this flood plan should be permanently attached (glued) on an inside cupboard door in the kitchen and laundry and to the inside of the electrical meter box.
10. This flood management plan should be reviewed every 5 years, particularly with the potential sea level rise due to Climate Change.