COFFS HARBOUR CITY COUNCIL

Property Flood Certificate

Property Details 92 Faviell Driv, Bonville
Lot 8 DP 260744

Applicant Mr. Jacob Franklin (Floodman Engineering)

Date of Certificate 13/4/2022

Classification of Flood Risk

Council records indicate that the above property is located within the

High Flood Risk Precinct

Flood Related Development Controls

The property **is subject** to flood related development controls – refer to Clause 5.21 of the Coffs Harbour Local Environment Plan 2013 and Section E4 of the Coffs Harbour Development Control Plan 2015

Technical Information

❖ Property Levels

Description	Minimum (m AHD)	Maximum (m AHD)
Approximate Ground Level	15.75	25.83
Approximate Floor Level	N/A	

❖ Planning Levels *

Planning Level	Level (m AHD)
Design Flood Level (1% AEP)	17.79
Flood Planning Level	18.29
Flood Function	N/A
Maximum Flood Hazard	High

* Planning Levels provided are maximum values across the property

❖ Estimated Flood Levels

Flood Event	Minimum Level (m AHD)	Maximum Level (m AHD)
1% (1 in 100) AEP	17.79	17.79
0.2% (1 in 500) AEP	17.83	17.83
Probable Maximum Flood (PMF)	18.05	18.05

Source of Information

Flood Levels: Bonville Rural Residential Flood Study (De Groot and Benson, 2014)
Ground Levels: LiDAR ALS (2010)
Floor Levels: N/A

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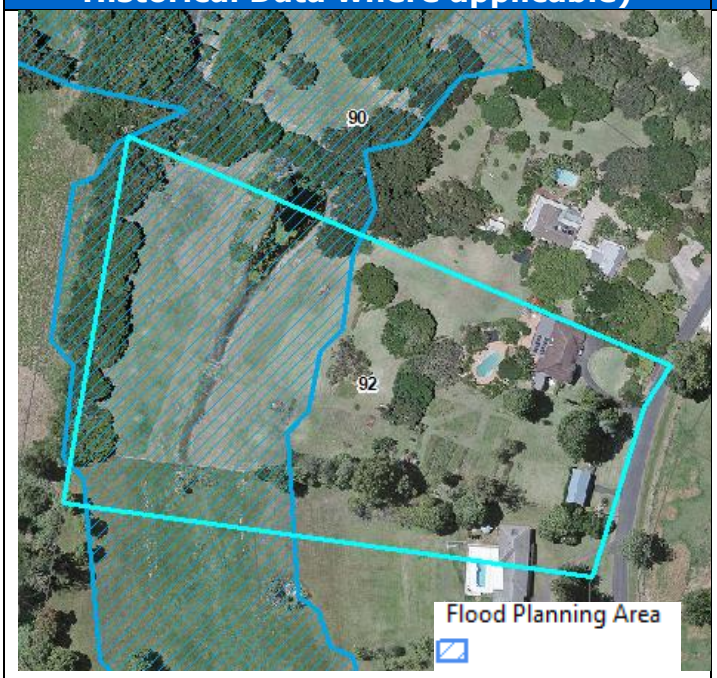
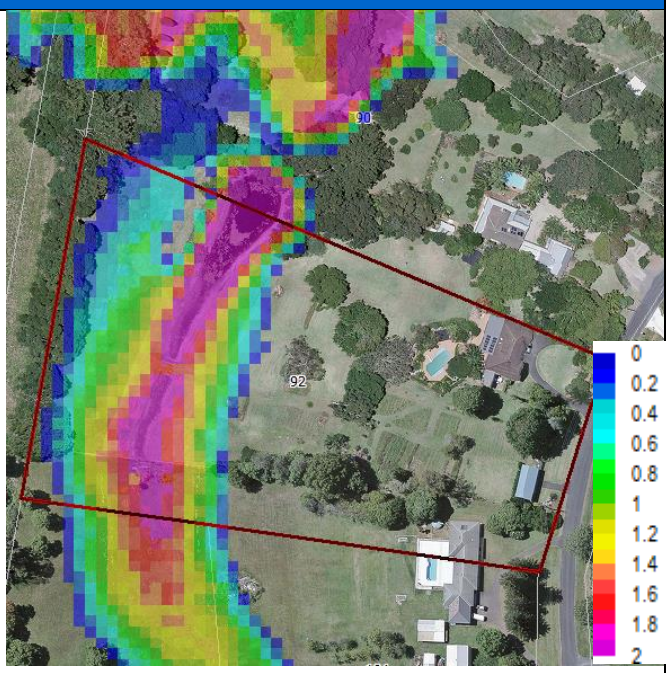
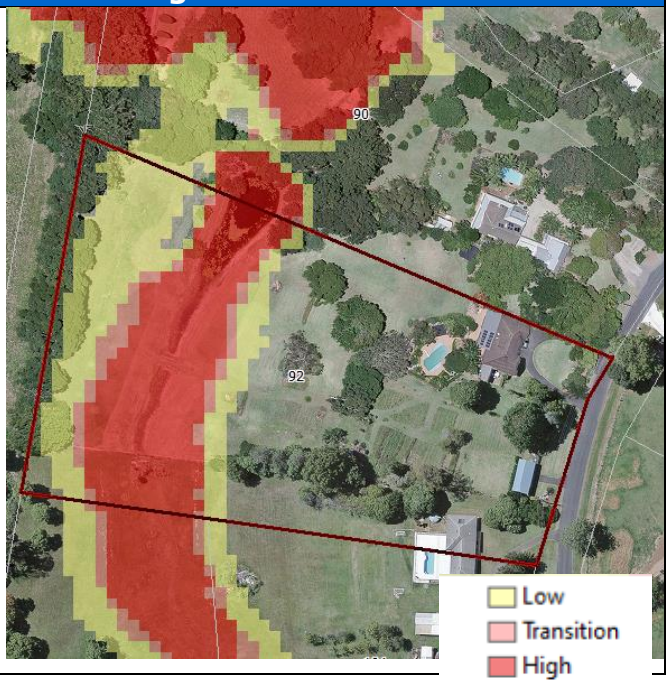
Mapping

Overview (Flood Planning Level area, Historical Data where applicable)	Design Flood (1% AEP) - Depth
	
Design Flood - Flood Function	**Design Flood - Flood Hazard**
N/A	

Detailed mapping data, including flood mapping, can be found on Councils Online Mapping Tool: http://chccmaps.coffsharbour.nsw.gov.au:8080/Html5Viewer/?viewer=html5

For more information regarding Coffs Harbour City Council flooding requirements and controls, please see Clause 5.21 of Coffs Harbour Local Environmental Plan 2013, and Section E4 (Flooding) of Coffs Harbour Development Control Plan 2015 on Councils website.
https://www.coffsharbour.nsw.gov.au/Building-and-Planning/Planning-Controls-and-Guidelines/Pages/default.aspx

Disclaimer

Flood information is provided in good faith and Council gives no warranty (express or implied) as to the currency, accuracy and/or completeness of any Information contained on the geographic information system (GIS) maps. The plans provided show the modelled, estimated and/or recorded design flood levels in accordance with the information contained in Council records. It is not possible to accurately predict exact future flood levels for any location. A qualified consultant and/or surveyor should be engaged to assess the potential impact of flooding for any particular property before making any decision to purchase, sell or do anything on, at or to that property.

Please note that the 1% (1 in 100) AEP flood is not the limit of possible flooding. Rarer events are possible and may result in higher flood levels. Local drainage problems, if any, may cause higher localised flood levels. Estimated flood levels are subject to periodic review and the estimated 1% (1 in 100) AEP flood level may change in the future.

Definitions

Annual Exceedance Probability (AEP) - The chance of a flood of a given or larger size occurring in any one year, usually expressed as a percentage. E.g. If a peak flood discharge of 500m^3/s has an AEP of 5%, it means that there is a 5% chance (that is one-in-20 chance) of a 500m^3/s or larger event occurring in any one year (see ARI).

Approximate Floor Level – Approximate floor levels of dwellings, usually taken from the street. These are generally the level of the front step of the habitable level of the building most visible from the street frontage. If available, it is based on the conditions of the date of the survey.

Approximate Ground Level - Highest and lowest ground levels on the property based on available ground level information normally taken from LiDAR survey.

Australian Height Datum (AHD) - Common national plane of levels approximately equivalent to the height above mean sea level.

Design Flood Level - A hypothetical flood representing a specific likelihood of occurrence. In Coffs Harbour City Council, for residential properties, the peak of the modelled 1 in 100 year (1% AEP) flood is the Design Flood Level.

Flood Planning Level - Flood planning level means the level of the 100-year design flood plus 0.5 metres freeboard. The Flood Planning Level defines the minimum floor level for habitable rooms.

Freeboard - is a factor of safety expressed as the height above the design flood level. Freeboard provides a factor of safety to compensate for uncertainties in the estimation of flood levels across the floodplain, such as wave action, localised hydraulic behaviour.

LiDAR - Light Detection and Ranging, or Airborne Laser Scanning (ALS), is a technology that determines the distance to a surface using laser pulses. The absolute accuracy (where a point fits in relation to the world) is generally in the decimetre range. The relative accuracy (where points lie in relation to each other) is generally in the centimetre range however, land survey may be required to confirm existing ground levels.

Probable Maximum Flood (PMF) - The largest flood likely to ever occur. The PMF defines the extent of flood prone land or flood liable land, that is, the floodplain.

Flood Function (Floodway) - Areas and flow paths where a significant proportion of floodwaters are conveyed (including all bank-to-bank creek sections). Strict development controls may be placed in floodway areas.

Flood Function (Flood Storage) - Areas that are important in the temporary storage of the floodwater during the passage of the flood. If the area is substantially removed by levees or fill it will result in elevated water levels and/or elevated discharges. Significant development controls may be placed in flood storage areas.

Flood Function (Flood Fringe) - Areas that are low-velocity backwaters within the floodplain. Filling of these areas generally has little consequence to overall flood behaviour.

Flood Hazard (Low) - Area of flood where, should it be necessary, a truck could evacuate people and their possessions or an able-bodied adult would have little difficulty in wading to safety.

Flood Hazard (High) - Area of flood which poses a possible danger to personal safety, where the evacuation of trucks would be difficult, where able-bodied adults would have difficulty wading to safety or where there is a potential for significant damage to buildings.

Climate Change - Climate Change Design Flood Events are based on reasonable predictions of increased rainfall intensity and sea level rise.

Low Flood Risk Precinct – Generally this means that your property would not be affected by a 100-year flood but still has a very slight chance of being affected from larger (i.e. rarer) floods. If you are a residential property owner, there will be virtually no change to how you may develop your property. However, there will be controls on the location of essential services such as hospitals, evacuation centres, nursing homes and emergency services.

Medium Flood Risk Precinct – Generally this means that your property may be affected by a 100-year flood, however conditions are not likely to be hazardous. If you are a residential property owner development controls will probably be similar to those that currently exist.

High Flood Risk Precinct – Generally this means that your property will be affected by a 100-year flood and that hazardous conditions may occur. This could mean that there would be a possible danger to personal safety, able-bodied adults may have difficulty wading to safety, evacuation by vehicles may be difficult, or there may be a potential for significant structural damage to buildings. This is an area of higher hazard where stricter controls may be applied.