

Contact: Scott Donders
Reference: DOC24/185064

**The Chair
Southern Regional Planning Panel
NSW**

06 August 2024

Dear Southern Regional Planning Panel,

24 McLaurin Road, Ettamogah NSW 2640

For the purpose of lodging a development application for the allotment mentioned below, Albury City Council certifies that this allotment is no longer affected by flood:

- Lot 7 DP1276039 – 24 McLaurin Road

In November 2023, Albury City Council adopted the Nexus Flood Mitigation Study prepared by WMS Engineering. The study assessed 4 mitigation measures to address the existing flood constraints within the Nexus Development with Option 4 being the preferred. It was recommended that a new berm be constructed between the development site and Eight Mile Creek.

In May 2024, Albury Council completed the construction of a new berm that reflects the recommendations provided by WMS Engineering. WMS Engineering have provided Council with new 1% and 5% peak flood maps which are attached to this letter.

Regards,

Andrew Lawson
Service Leader City Projects



CIVIL | WATER | ENVIRONMENT

Appendix B-1

Preferred Protection Berm Alignment
Peak Flood Depth and Water Level
Contours
1% AEP

LEGEND

— Preferred Protection Berm Alignment

→ Culverts

▭ Site Location

Peak Flood Level Contours (mAHD)

--- Minor (0.10m)

— Major (1.0m)

Peak Flood Depth (m)

□ ≤ 0.05

□ 0.05 - 0.30

□ 0.30 - 0.50

□ 0.50 - 1.00

□ 1.00 - 1.50

□ 1.50 - 2.00

□ > 2.00

NEXUS Flood Mitigation Study

A3 Scale: 1:4000

Job No: 20078
Date: 15/11/2023



0 100 200 300 m



CIVIL | WATER | ENVIRONMENT

Appendix B-2

Preferred Protection Berm Alignment
Peak Flood Velocity
1% AEP

LEGEND

— Preferred Protection Berm Alignment

→ Culverts

▭ Site Location

Peak Flood Velocity (m/s)

≤ 0.25

0.25 - 0.5

0.5 - 1.0

1.0 - 1.5

1.5 - 2.0

NEXUS Flood Mitigation Study

A3 Scale: 1:4000

Job No: 20078
Date: 15/11/2023



0 100 200 300 m



CIVIL | WATER | ENVIRONMENT

Appendix B-3

Preferred Protection Berm Alignment
Peak Flood Hazard
1% AEP

LEGEND

— Preferred Protection Berm Alignment

→ Culverts

▭ Site Location

Peak Flood Hazard

H1 - No Restrictions

H2 - Unsafe for Small Vehicles

H3 - Unsafe for Vehicles, Children & Elderly

H4 - Unsafe for People & Vehicles

H5 - Unsafe for People & Vehicles (Buildings Require Special Engineering Design and Construction)

H6 - Not Suitable for People, Vehicles or Buildings

NEXUS Flood Mitigation Study

A3 Scale: 1:4000

Job No: 20078
Date: 15/11/2023



0 100 200 300 m



CIVIL | WATER | ENVIRONMENT

Appendix B-4

Preferred Protection Berm Alignment Water Level Afflux 1% AEP

LEGEND

— Preferred Protection Berm Alignment

→ Culverts

▭ Site Location

Afflux - Flood Height (m)

<-0.1

-0.1 - -0.05

-0.05 - -0.02

-0.02 - -0.01

-0.01 - 0.01

0.01 - 0.02

0.02 - 0.05

0.05 - 0.1

> 0.1

Was Wet Now Dry

Was Wet Now Dry

NEXUS Flood Mitigation Study

A3 Scale: 1:4000

Job No: 20078
Date: 15/11/2023



0 100 200 300 m



CIVIL | WATER | ENVIRONMENT

Appendix B-5

Preferred Protection Berm Alignment
Peak Flood Depth and Water Level
Contours
5% AEP

LEGEND

— Preferred Protection Berm Alignment

→ Culverts

▭ Site Location

Peak Flood Level Contours (mAHD)

--- Minor (0.10m)

— Major (1.0m)

Peak Flood Depth (m)

□ ≤ 0.05

□ 0.05 - 0.30

□ 0.30 - 0.50

□ 0.50 - 1.00

□ 1.00 - 1.50

□ 1.50 - 2.00

□ > 2.00

NEXUS Flood Mitigation Study

A3 Scale: 1:4000

Job No: 20078
Date: 15/11/2023



0 100 200 300 m



CIVIL | WATER | ENVIRONMENT

Appendix B-6

Preferred Protection Berm Alignment
Peak Flood Velocity
5% AEP

LEGEND

— Preferred Protection Berm Alignment

→ Culverts

▭ Site Location

Peak Flood Velocity (m/s)

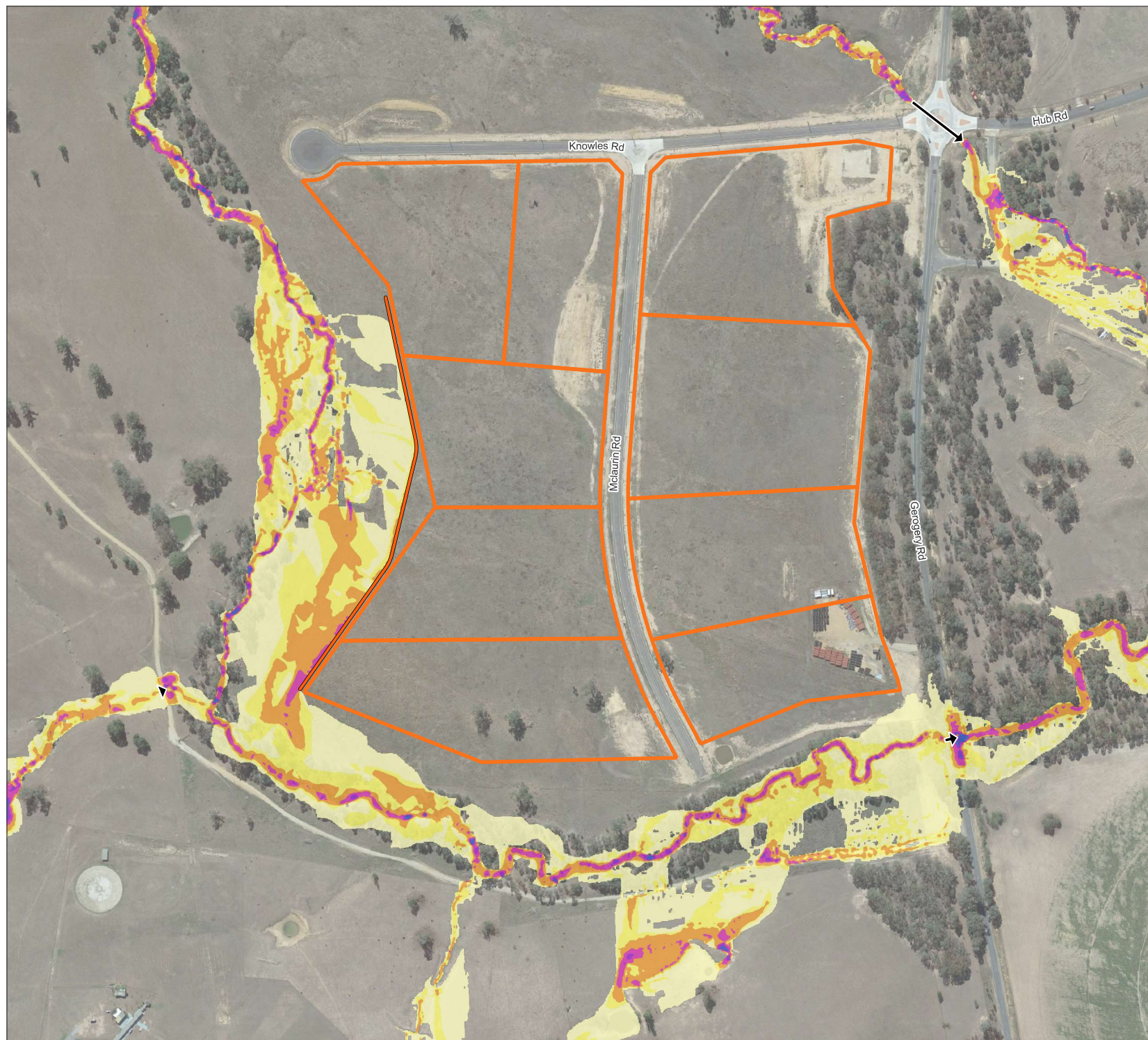
≤ 0.25

0.25 - 0.5

0.5 - 1.0

1.0 - 1.5

1.5 - 2.0



NEXUS Flood Mitigation Study

A3 Scale: 1:4000

Job No: 20078
Date: 15/11/2023



0 100 200 300 m



CIVIL | WATER | ENVIRONMENT

Appendix B-7

Preferred Protection Berm Alignment Peak Flood Hazard 5% AEP

LEGEND

— Preferred Protection Berm Alignment

→ Culverts

▭ Site Location

Peak Flood Hazard

■ H1 - No Restrictions

■ H2 - Unsafe for Small Vehicles

■ H3 - Unsafe for Vehicles, Children & Elderly

■ H4 - Unsafe for People & Vehicles

■ H5 - Unsafe for People & Vehicles (Buildings Require Special Engineering Design and Construction)

■ H6 - Not Suitable for People, Vehicles or Buildings

NEXUS Flood Mitigation Study

A3 Scale: 1:4000

Job No: 20078
Date: 15/11/2023



0 100 200 300 m



CIVIL | WATER | ENVIRONMENT

Appendix B-8

Preferred Protection Berm Alignment Water Level Afflux 5% AEP

LEGEND

— Preferred Protection Berm Alignment

→ Culverts

▭ Site Location

Afflux - Flood Height (m)

<-0.1

-0.1 - -0.05

-0.05 - -0.02

-0.02 - -0.01

-0.01 - 0.01

0.01 - 0.02

0.02 - 0.05

0.05 - 0.1

> 0.1

Was Wet Now Dry

Was Wet Now Dry

NEXUS Flood Mitigation Study

A3 Scale: 1:4000

Job No: 20078
Date: 15/11/2023



0 100 200 300 m