For further clarification, please contact Council.

FLOOD CERTIFICATE

File No: PSC2013-05401
Issue date: 18-Mar-19
Property ID: 489

Frodo Homes
55 Bagshot Row
Raymond Terrace NSW 2324

Certificate number: 83-2019-337-1
Property details: 38 Matamata Road RAYMOND TERRACE LOT: 119 DP: 12345678

Thank you for your recent flood enquiry regarding the above property. This certificate confirms that this property is located in a flood prone area. This is not a “flood control lot” for the purposes of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Flood Planning Level
N/A

Highest Hazard Category
Minimal Risk Flood Prone Land

Flood levels that may be useful are:

Probable maximum flood level 8.8 metres AHD
Current day 1% AEP flood level 4.9 metres AHD

Flood Hazard Categories

IMPORTANT INFORMATION

This Certificate is provided in good faith and in accordance with the provisions of section 733 of the Local Government Act 1993. This certificate provides an estimate of real flood characteristics. Any particular flood may be different to the conditions that were assumed to determine the information shown in this certificate.

The provided flood information has been compiled from information provided by external consultants and flood studies completed by Council in accordance with the NSW Floodplain Development Manual. The information has not been independently verified or checked beyond the agreed scope of work and Council does not accept liability in connection with unverified information.

Council acknowledges that its flood information may be incomplete and varying in accuracy, however it is the best information available to Council at the time of issue.

The information is provided to give the applicant an understanding as to the extent of flooding affecting the property as well as assist in the preparation of a Floodplain Risk Management Report. The information is subject to change if more accurate data becomes available to Council. Accordingly the information in this certificate is not warranted after the day of issue.

Council is not responsible for updating flood data when site conditions have change from the time of the original flood study and does not accept responsibility arising from any change in site conditions.

Where the relevant information is available, Council's Flood Planning Levels include the estimated impact of climate change.

Council recommends that the information contained in this Certificate be interpreted by a suitably qualified professional. It is the responsibility of the applicant to obtain survey level data (in metres AHD) for the site.

Council disclaims responsibilities to any other person other than the person nominated on the Flood Certificate arising from or in connection with the information provided.

The floor level survey for the property (if available) is based on the conditions on the date of the survey. Any changes to buildings since the survey may alter the appropriate floor level. Refer to the Port Stephens LEP 2013 Section 7.3 and Port Stephens Development Control Plan Section B5 for details on development controls on flood prone land.

For information, the insurance industry uses its own estimates of flood risk and its own definitions for flooding, which may differ when compared with Council’s information and the NSW Floodplain Development Manual. You should contact your insurance company to find out if a flood certificate may influence your insurance premium.

The information provided may contain personal information as defined by the Privacy and Personal Information Protection Act 1998. The purpose of collecting this information is to enable Council to consider the information provided by external consultants and flood studies completed by Council in accordance with the NSW Floodplain Development Manual.

Council does not accept responsibility arising from any change in site conditions.

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Hazard Categories

"High hazard" flood area is the 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 (refer Flood Manual Appendix L)."Low hazard" flood area is the 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 (refer Flood Manual Appendix L).

Hydraulic Categories

"Floodways" are those areas where a significant volume of water flows during floods and are often aligned with obvious natural channels. They are areas that, even if only partially blocked, would cause a significant increase in flood levels and/or a significant redistribution of flood flow, which may in turn adversely affect other areas (refer Flood Manual Section 4).

"Overland flow path" is land inundated by local runoff on its way to a waterway, rather than overbank flow from a stream, river, estuary, lake or dam (refer Flood Manual Section 4).

"Flood Storage" areas are those parts of the floodplain that are important for the temporary storage of floodwaters during the passage of a flood. The loss of storage areas may increase the severity of flood impacts by reducing natural flood attenuation (refer Flood Manual Section 4).

"Flood Fringe" is the remaining land in the Flood Planning Area after the Floodway area and Flood Storage area have been defined (refer Flood Manual Section 4).

"Flood Prone Land subject to further investigation" refers to the area of land susceptible to flooding where a comprehensive technical investigation of flood behaviour (to define the variation over time of flood levels, extent, velocity, flood hazard and the Flood Planning Level up to and including the probable maximum flood) has not yet been carried out (refer Flood Manual Appendix F).

"Minimal Risk Flood Prone Land" is land on the floodplain that is above the Flood Planning Level. This means that there are no flood-related development controls that apply to residential development, but critical emergency response and recovery facilities, such as evacuation centres and vulnerable development types, such as aged care and child care facilities, may not be appropriate in this location.