

# DEVELOPING FLOOD PRONE LAND

## Flood Prone Land

### Is my property flood prone?

Broad scale flood maps are available at [www.fairfieldcity.nsw.gov.au/floodmaps](http://www.fairfieldcity.nsw.gov.au/floodmaps). These maps show flood risk mapping undertaken as part of a flood study. There are other properties with a flood notation where flood risk mapping has not been undertaken that are not shown on these maps.

OR

Purchase Section 10.7 (2) from Council (\$53) – this will state whether the property is subject to development controls due to flooding. If available, it will also state in which Flood Risk Precinct it is located (High, Medium or Low).

OR

Purchase Section 10.7 (2) & (5) Certificate from Council (\$133) – in addition to the information provided in the Section 10.7 (2) certificate, it also includes a Flood Information Sheet showing flood levels (100yr ARI & PMF) where available.

**The Section 10.7 (2) & (5) will be required when submitting your Development Application.**

Note: Not all flood prone properties are known to Council and flood notations may change from time to time.

## Flood Risk Management Report

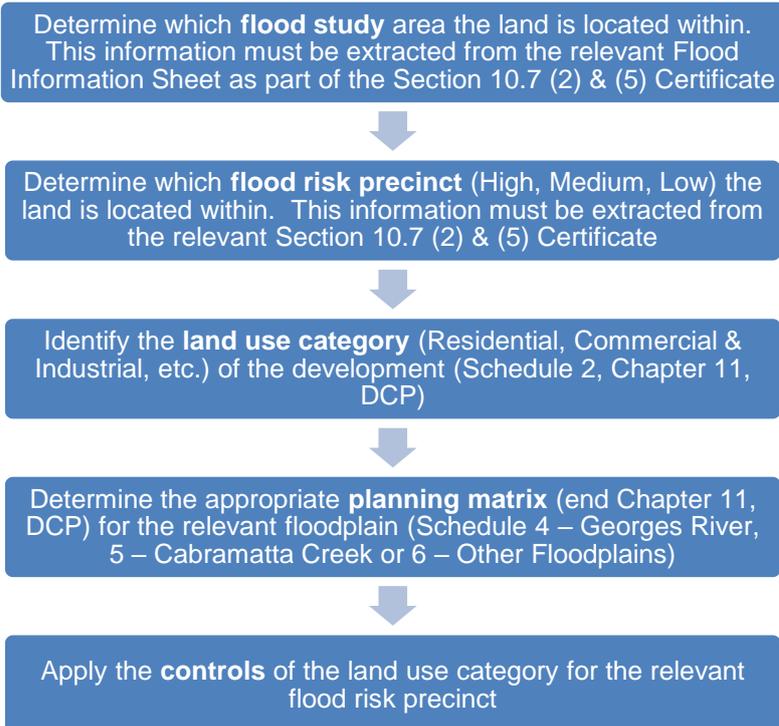
### What is a Flood Risk Management Report?

A Flood Risk Management report shows what impact the development will have on flooding, and how flood impacts will be addressed in the development of the land. A Flood Risk Management Report is required for all proposed development within the high and medium flood risk precincts and may be required within the low flood risk precinct.

### What is required in the Flood Risk Management Report?

The report should be provided by a suitably qualified civil engineer specialised in hydraulics and must address Chapter 11 of the Fairfield Citywide Development Control Plan ([DCPs](#)) 2013.

To determine what controls apply and to complete the Flood Risk Management report for the proposed development:



### **Do I need to undertake flood modelling?**

Flood modelling is required in order to complete a Flood Impact Assessment. Council's development engineer may assist in determining the requirement for Flood Impact Assessment of your development through the Development Application process. Generally, if the development footprint is changed, a Flood Impact Assessment is required.

Council has established flood models for a number of catchments and, where available, this model must be used to model the development scenario. This is to ensure consistency across the catchment, and across Fairfield City. This is facilitated through the "Developer Agreement" process.

If Council does not have an established model for the catchment, the developer must engage their own civil/environmental engineer specialised in hydraulics to prepare a flood study to model the pre and post development scenarios.

## **Developer Agreement**

### **What is a Developer Agreement?**

A Developer Agreement is an agreement between the developer and Council which allows the developer to use Council's flood model (through Council's consultant) to determine the flood impacts of the development proposal.

Council has set up a panel of three approved consultants per catchment who have access to Council's flood model from which the developer can seek quotes.

The consultant will run the development proposal through the model and provide results. The developer's own civil/environmental engineer specialised in hydraulics must then interpret the results and provide opinion concerning the adequacy of the development proposal. If the flood impacts are too great, the developer's civil/environmental engineer may recommend amendments to the development proposal and the model will be rerun. Once the developer's civil/environmental engineer is happy with the results, they will then prepare the Flood Risk Management Report.

### **Do I need a Developer Agreement?**

Council's development engineer may assist in determining the requirement for Flood Impact Assessment of your development through the Development Application process.

## **Evacuation Plan**

### **What is an evacuation plan?**

An evacuation plan shows the route to be taken by people, either walking or driving, to evacuate the site in case of a flood emergency. It should show the entire route from the development site to flood free land (land above the Probable Maximum Flood). The evacuation plan should be prepared by a suitably qualified engineering consultant.

## **More Information**

If you require further information on this matter please contact Council's Customer Service Centre on 9725 0222.

## **Disclaimer**

This information sheet is intended as a guide to assist applicants in developing on flood prone land. Anyone proposing a development should discuss the proposal with relevant Council staff.