

FLOOD INFORMATION



City of
Wagga Wagga

Applicant details

Application No: 12345
Applicant: [REDACTED]
Prepared by: Sam Robins
Address of property [REDACTED]

Document Details

Thank you for your recent flood inquiry regarding the above property. The information contained within this document confirms that the property is located within a flood prone area.

The following Council documents may contain relevant considerations for any future use of development of this land:

- Wagga Wagga Local Environmental Plan 2010
- Wagga Wagga Development Control Plan 2010

You are advised to contact Council's Duty Town Planner should you wish to undertake any development or change of use on this land.

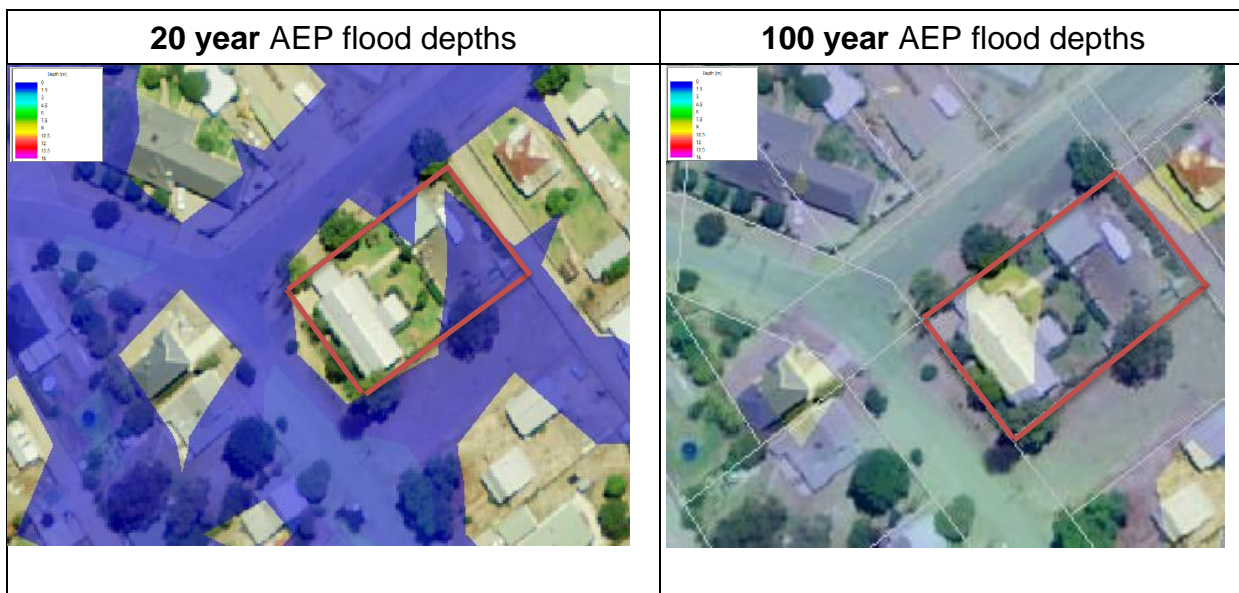
As at the date of this document, the flood information adopted by Council for this property comes from the Wagga Wagga Revised Murrumbidgee River Floodplain Risk Management Study dated April 2018 (WMA Water). **[List any other material]**

NOTE: The information provided in this document is insufficient for a proper assessment of flood impacts affecting the Property. A detailed investigation of any flood impacts will need to be undertaken and assessed as part of any application for development consent for the Property.

Flood Details

	20 Year AEP Flood	100 Year AEP Flood	PMF
Max. Water Level (AHD)	197.5	199.1	201.01
Min. Water Level (AHD)	196.5	199.01	201.01
Max. Water Depth (m)	2	2.5	5
Min. Water Depth (m)	1.3	1.5	3.3
Max. Velocity (m/s)	0.6	1.2	3.2
Min. Velocity (m/s)	0.6	1.2	3
Max. Hazard (H1 – H6)	H3	H5	H6
Min. Hazard (H1 – H6)	H3	H4	H6

Flood Images



Additional Information

[Insert details of where these definitions and diagrams have been taken from]

Abbreviations and Definitions

AEP – *annual exceedance probability, the chance of a flood of a given or larger size occurring in any one year, usually expressed as a percentage.*

PMF - *probable maximum flood*

FPL - *flood planning level*

Level - *elevation of the flood surface above Australian Height Datum (AHD) in meters (m)*

Depth - *is based on 2013 LiDAR aerial survey data*

Velocity - *speed of the flowing flood water in meters per second (m/s)*

Hazard - *potential for floodwaters to affect vehicles, wading by an adult, damage to a house, damage to industrial buildings*

Hazard Categories

Category	Constraint to people/vehicles	Building Constraints
H1	Generally safe for people, vehicles and buildings No Constraints	No Constraints
H2	Unsafe for small vehicles	No Constraints
H3	Unsafe for all vehicles, children and the elderly	No Constraints
H4	Unsafe for all people and vehicles	No Constraints
H5	Unsafe for all people and vehicles	Buildings require special engineering design and construction
H6	Unsafe for people or vehicles	All building types considered vulnerable to failure

Disclaimer

The information set out in this document has been prepared by reference to following material:

Wagga Wagga Revised Murrumbidgee River Floodplain Risk Management Study dated April 2018 (WMA Water)

[List any other material]

The information contained in this document reflects the information contained in the material listed above but Council does not represent that the information in this document is an accurate reflection of the current or future flooding characteristics of the Property.

Due to the level of detail contained in the model used in WMA Water, the information for individual lots of land subject to WMA Water may contain inaccuracies. Further, new information may become available to Council after the date of this document which alters the information contained in this document.

Council has **not** reviewed all of its records to determine if, development applications approved since the date of any of the material listed above, or any works undertaken since that date have or will result in a change to land conditions which may impact on the flooding characteristics of the Property and the information provided in this document. The applicant should make its own enquiries on this issue.

This information is provided to assist the applicant to seek its own advice as to the extent of flooding affecting the Property and those flooding characteristics. A complete and accurate assessment of the flood characteristics of the Property can only be determined by the preparation of a risk management report or detailed flood assessment for the Property by a suitably qualified engineer. Reliance on the information set out in this document is entirely at the risk of the applicant.

The information provided may contain personal information as defined under the Privacy and Personal Information Protection Act 1998. The purpose of collecting this information is to enable Council to consider matters under related legislation, issue related documentation where required and other associated matters as provided by law and will be utilised by Council officers in assessing the proposal and other associated activities. The information may also be made available to other persons in accordance with the relevant Acts and regulations, such as the Government Information (Public Access) Act 2009 and will be stored in Council's record system.