

## Flood Information

### Lot 33 DP 28917 - No. 41 Brown Street Penrith

**Date of issue: 25 January 2021**

The 1% AEP local overland flow flood level affecting the above property is estimated to be RL 28.4m AHD.

Property less than 0.5m above the 1% AEP flood level is subject to Penrith Development Control Plan 2014 Section C3.5 Flood Planning. The Penrith Development Control Plan 2014 is available from Council's website [www.penrithcity.nsw.gov.au](http://www.penrithcity.nsw.gov.au).



#### Definitions

**AEP** – Annual Exceedance Probability – the chance of a flood of this size occurring in any one year.

**AHD** – Australian Height Datum – A standard level datum used throughout Australia, approximately equivalent to mean sea level.

#### Legend

	Extent of 1% AEP local catchment overland flow path. Generally depths less than 150mm is not shown.
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#### Notes:

1. The contours shown above in yellow numbering are at 0.5m intervals and are based on Aerial Laser Scanning (ALS) Survey undertaken in 2002. The contour levels are approximate and for general information only. Accurate ground levels should be obtained by a Registered Surveyor.
2. The flood level is based on current information available to Council at the date of issue. The flood level may change in the future if new information becomes available. The 1% AEP flood is the flood adopted by Council for planning controls. Rarer and more extreme flood events will have a greater effect on the property.
3. Council's studies are reflected in flood mapping for the City which show properties potentially affected by overland flows in excess of 150mm.
4. This property is shown on Council's flood mapping as potentially so affected.
5. Council imposes flood related development controls where, in its opinion, such controls are justified. Such controls may or may not be imposed with respect to this property in the event of an application for development consent.
6. If a development proposal is submitted with respect to this property, Council will consider the possibility of flood or overland flow in the context of the application. Council may impose a requirement that the applicant for development consent carry out a detailed assessment of the possible overland water flows affecting the property (a flood study) and/or may impose other controls on any development designed to ameliorate flood risk.
7. You are strongly advised if you propose to carry out development upon the property, that you retain the assistance of an experienced flooding engineer and have carried out a detailed investigation.
8. Council accepts no liability for the accuracy of the flood levels (or any other data) contained in this certificate, having regard to the information disclosed in Notes "1" to "4". As such you should carry out and rely upon your own investigations.

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