

Certificate No.109.2023.10.1
Date: 17/02/2023
Your Reference: -
Prepared by: rtrinder



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Property Details

Property description: 101/1092892
Property address: 177 New Brighton Road, OCEAN SHORES
Parcel: 239824.0

Flood Planning Levels

Item	Level
2050 Flood Planning Level	3.64 m AHD
2100 Flood Planning Level	3.88 m AHD

Flood and Ground Level Information

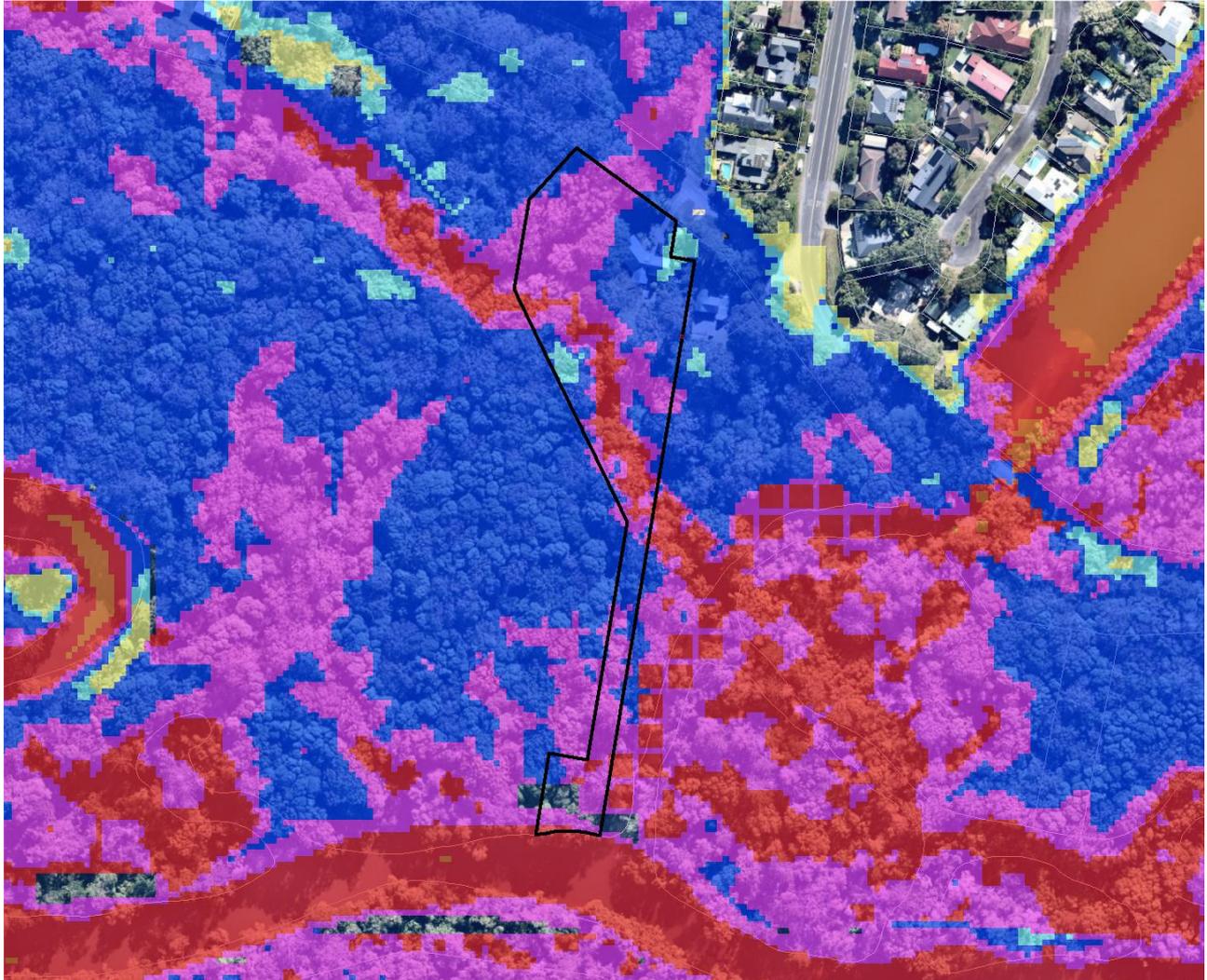
Item	Maximum	Minimum
Ground Levels	2.70 m AHD	0.65 m AHD
10% (1 in 10) AEP Flood Level	2.47 m AHD	2.43 m AHD
5% (1 in 20) AEP Flood Level	2.62 m AHD	2.59 m AHD
1% (1 in 100) AEP Flood Level	2.92 m AHD	2.90 m AHD
1% (1 in 100) AEP Flood Hazard	H5	H2
2100 1% (1 in 100) Flood Hazard	H5	H3
Probable Maximum Flood (PMF)	5.44 m AHD	5.24 m AHD

The above flood information has been sourced from North Byron Floodplain Risk Management Study and Plan (WMAwater, Oct 2020).

NOTE: This certificate does not contain any information regarding the 2022 flood events or localised flooding.



Flood hazard at property for 1% AEP flood



Hazard

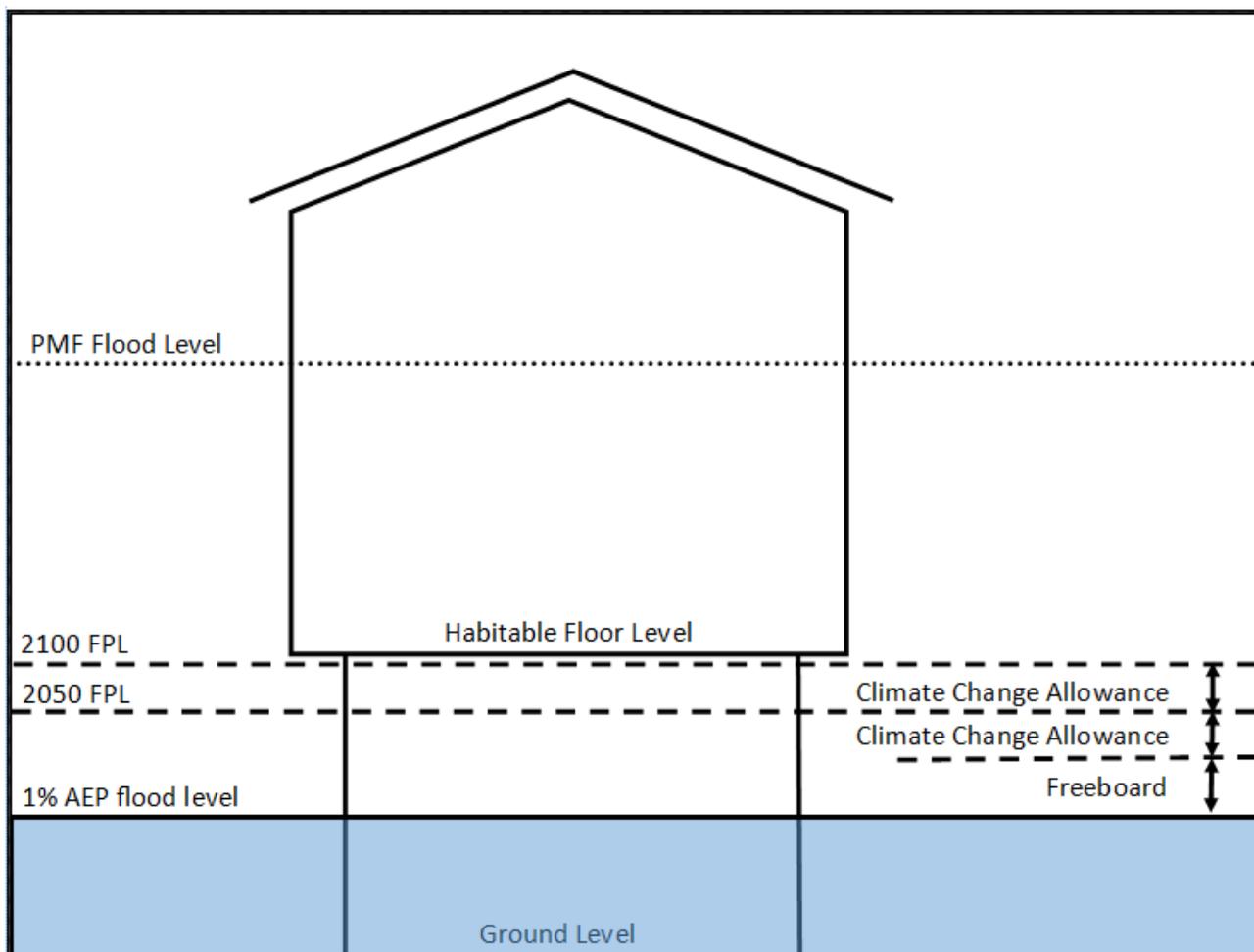
	H1	Generally safe for people, vehicles, and buildings
	H2	Unsafe for small vehicles
	H3	Unsafe for vehicles, children, and the elderly.
	H4	Unsafe for people and vehicles.
	H5	Unsafe for vehicles and people. All buildings are vulnerable to structural damage. Some less robust building types vulnerable to failure.
	H6	Unsafe for vehicles and people. All building types considered vulnerable to failure.

Development Control

For the flood planning matrix in Council’s Development Control Plan the following hazards are to be applied:

- Low Hazard is equivalent to H1 and H2
- Intermediate Hazard is equivalent to H3
- High Hazard is equivalent to H4 to H6

Definitions and Notes



Annual Exceedance Probability (AEP) is the probability of an event being equalled or exceeded within a year. AEP may be expressed as either a percentage (%) or 1 in X. For example, a 1% AEP event or 1 in 100 AEP event has a 1% chance of being equalled or exceeded in any year.

2050 Flood Planning Level (2050 FPL) means the level of the 1% AEP flood event plus 0.5m freeboard plus the projected climate change allowances for the year 2050. This is the minimum habitable floor level required for development in most areas.

2100 Flood Planning Level (2100 FPL) means the level of the 1% AEP flood event plus 0.5m freeboard plus the projected climate change allowance for the year 2100. This is the minimum habitable floor level required for development in new release areas (eg. the Tallowood residential estate in Mullumbimby).

Habitable floor level, in a residential situation, means a living or working area, such as a lounge room, dining room, rumpus room, kitchen, bedroom, study, workroom or the like. Laundries, bathrooms and garages are non-habitable rooms. In an industrial or commercial situation, it means an area used for offices or to store valuable possessions susceptible to flood damage in the event of a flood.

Ground Levels in this flood information certificate are from airborne laser scanning and are only an indication of what they might be. A survey will be required to determine the exact ground levels to AHD.

Australian Height Datum (AHD) is a common surface level datum used in Australia. 0.0m AHD is approximately mean sea level.

Probable Maximum Flood (PMF) is the largest flood that could conceivably occur on a catchment. It is a theoretical flood and is extremely rare and unlikely. PMF is used for emergency planning, evacuation planning and locating critical infrastructure, such as hospitals. It is also used to determine which areas are potentially flood prone (in the floodplain) and which areas are flood free (only land outside of the PMF is truly 'flood free').

Localised Flooding is inundation by local stormwater runoff rather than overbank discharge from the river or creek system. The North Byron Floodplain Risk Management Study and Plan focuses on flooding resulting from the river and creek systems.

Disclaimer:

This flood information is provided for general purposes only. Council has not prepared this information itself. The information has been supplied to Council by various third parties at a point in time. Because this information is based on modelling, any particular flood (and the circumstances causing it) may be different to the scenarios modelled by the various studies which provided the basis for this information.

Because of the nature of this information and how it has been supplied to Council, Council does not promise that the information is free from error or omission. As a result, Council will not be responsible for any damage, however caused, by the provision of this information.

This information is subject to change as a result of updated flood modelling. Council is not responsible for updating this information. This means Council does not warrant that the information is accurate after the day of issue.

Council does not know each customer's reasons for seeking this information. Customers are encouraged to obtain professional advice specific to their requirements regarding this information.