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Precis: Flood Prone-Wollombi

Responsible Officer: Policy Coordinator

Document:

TITLE: Wollombi Valley Flood Planning Levels
AUTHORITY: Council
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RELEVANT LEGISLATION:
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SUPERSEDES POLICY ADOPTED: 25 October 1978 - CE 73 & 75/1978-W&S

OBJECTIVE

To state Council's policy with respect to flood planning levels for development applications within the Wollombi Valley, including flood prone lands at Wollombi.

POLICY

In relation to flooding and flood related issues in the upper Wollombi Valley (ie above Paynes Crossing):

1. The peak 100 year average recurrence interval (ARI) flood levels listed in the "Wollombi Valley Flood Study" report prepared by Patterson Britton & Partners Pty Ltd (March 2005) are adopted for Congewai Creek between Paxton and Sweetmans Creek (ie just downstream of Millfield); and Wollombi Brook between Watagan Creek and Warrewong Homestead.

2. A design 'planning level' is adopted corresponding to the 100 year average recurrence interval (ARI) flood plus 500 mm freeboard for habitable rooms of building assessments for dwellings within Wollombi Village.
3. Design 'planning levels' for other development assessments are to be in accordance with the NSW State Government's Floodplain Development Manual April 2005 (Appendix K).
4. The peak level for the Extreme Flood as detailed in the "Wollombi Valley Flood Study" report, is to be documented on all Section 149 Certificates to ensure public awareness that floods rarer than the 100 year average recurrence interval (ARI) flood (such as the 1949 flood) can occur.