

Section 10.7 CERTIFICATE ATTACHMENT

Flooding



Background

Randwick City Council is progressively studying all catchments within its local government area in accordance with the NSW Government's Floodplain Development Manual. As the studies progress, reliable flooding information is becoming available. This information is required to be disclosed on planning certificates and taken into account when considering development proposals. On 28 February 2012 Randwick City Council adopted the Flood Advice and Flood Related Development Controls Policy in order to address this requirement.

Notations on planning certificates

Information regarding flooding controls has been included on S10.7 (2) Planning Certificates as prescribed by the Environmental Planning and Assessment Regulation 2000 where Council has resolved to place the relevant study on public exhibition.

Additional information has been included in S10.7(5) Planning Certificates identifying if a property is located within a catchment subject to a flood study.

S10.7 Planning Certificates are current at the time the certificate is printed. The flooding advice on a S10.7 Planning Certificate may change once the catchment is studied.

Access to studies

If a catchment has been studied, interested persons can access this information to gain a better understanding of flooding in the area and the response provided on S10.7 (2) Planning Certificates.

Council's Flood Advice and Flood Related Development Controls Policy and all currently available studies can be viewed on Council's website at www.randwick.nsw.gov.au or at Council's Administration Building, 30 Frances Street, Randwick.

Additional information

Where a property has been identified as being subject to flooding related development controls, additional information can be obtained by completing and submitting a Flood Report Application Form.

The form can be downloaded from Council's website at www.randwick.nsw.gov.au

A Flood Report provides additional information on the following:

- Nature of flooding such as flood levels*
- Certain matters regarding Complying Development*
- Relevant Council flood policies*

Council has completed an initial assessment of flooding for properties located within the Lurline Bay, Malabar, Matraville, Clovelly and Yarra Bay catchments. Where a property has been identified as a potential flood control lot, the Randwick Local Environment Plan 2012 and Randwick City Council Development Control Plan flood planning provisions apply. In order to ascertain flood levels on the land, developers are required to undertake a flood study so that the level of flood risk and appropriate management controls on this land can be determined.

Flood Study Area and Status

