

Property Flood Report

This Property Flood Report tells you what you need to know about this property and its flood risk. It shows house floor and flood levels and provides information on nearby levees and river gauges, if applicable. To understand the terms used, please see the Flood Terms and Definitions section at the end of this report.

Property Address: Brisbane Street MURWILLUMBAH 2484

Lot/Section/Deposited Plan: 2//LP1220632

Date Prepared: 01/12/2020

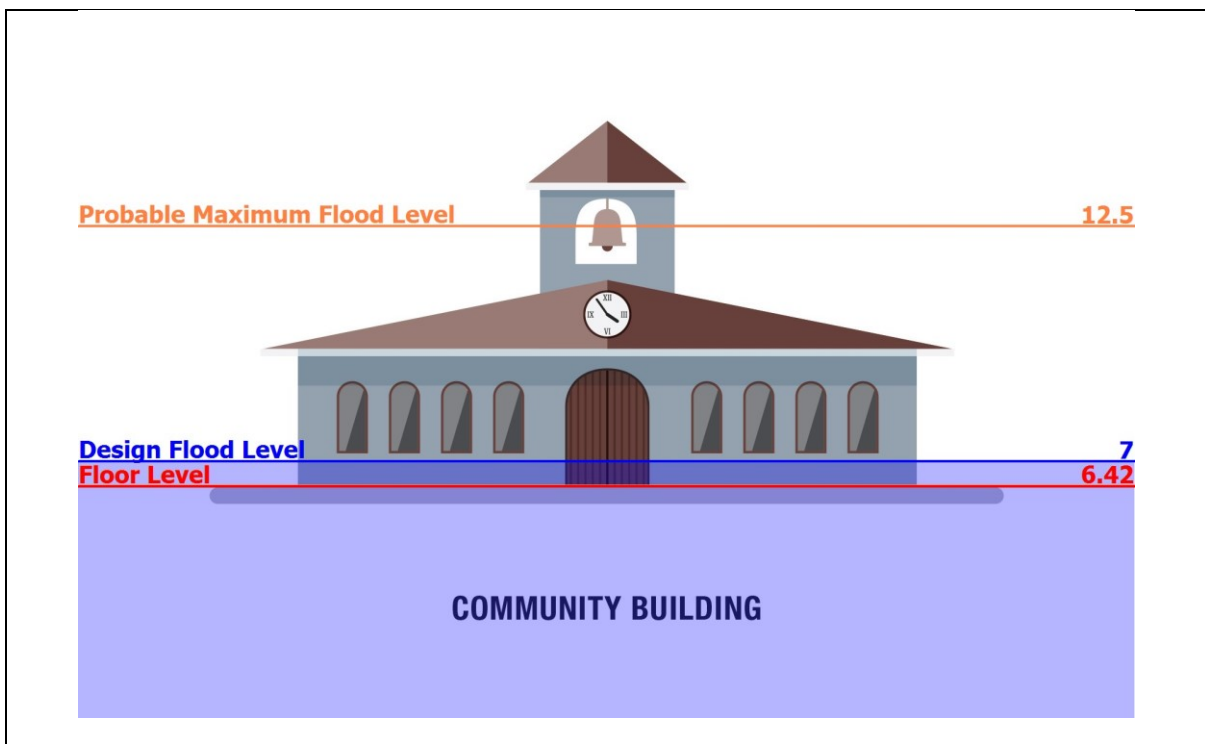


Figure 1: Flood and Floor Levels at Brisbane Street MURWILLUMBAH 2484

The house floor level provided above was taken in 2012 and is approximate only. If an accurate floor level is required this should be confirmed by a registered surveyor.

This property is located behind the Murwillumbah CBD levee, which provides protection from the river in major floods up to a magnitude of approximately 1% AEP (1 in 100 Year ARI). This means there is roughly a 1% chance of a flood of this size occurring in any given year. Larger floods will overtop the levee and inundate the local area very quickly.

This property is nearby to the Murwillumbah River Gauge. Real-time monitoring of river levels at this gauge are available on the Bureau of Meteorology's website (below). However, flood levels at this property may vary slightly from those at the gauge as the water level will be higher upstream and lower downstream of the gauge.

Be Prepared

Flood Warnings are issued by the Bureau of Meteorology (BoM). Warnings and real-time rainfall and river level information can be viewed on the BoM website (www.bom.gov.au).

NSW State Emergency Service (SES) distribute Flood Bulletins which add local consequences and safety information related to Flood Warnings. These products are distributed to community via local media and social media.

Planning now so that you know your risks and what to do if there is a flood can save your life, the lives of your family members, pets and others. It can also minimise damage to your property and possessions. The NSW State Emergency Service has tools available to assist you to prepare. Visit the SES website to start your Home Emergency Plan now.

Website: www.ses.nsw.gov.au

Flood & Storm Emergency: ☎ 132 500

Life Threatening Situations: ☎ 000



Tweed Shire Council have developed the Tweed Emergency Dashboard for all hazard emergency information. The purpose of this Emergency Dashboard is to provide Tweed residents with links, useful information and contacts in an emergency. Go to:

<https://emergency.tweed.nsw.gov.au/>

Should you require any further information, please contact Council on (02) 6670 2400 or email us at tsc@tweed.nsw.gov.au

Technical Information

The below information is for those who are flood savvy or have a technical need to know more about Council's building development controls, such as surveyors, builders, certifiers, architects and engineers.

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Property Levels

Description	Minimum (m AHD)	Maximum (m AHD)
Approximate Ground Level	1.3	4.0
Approximate Floor Level (2012)	6.420	

Planning Levels

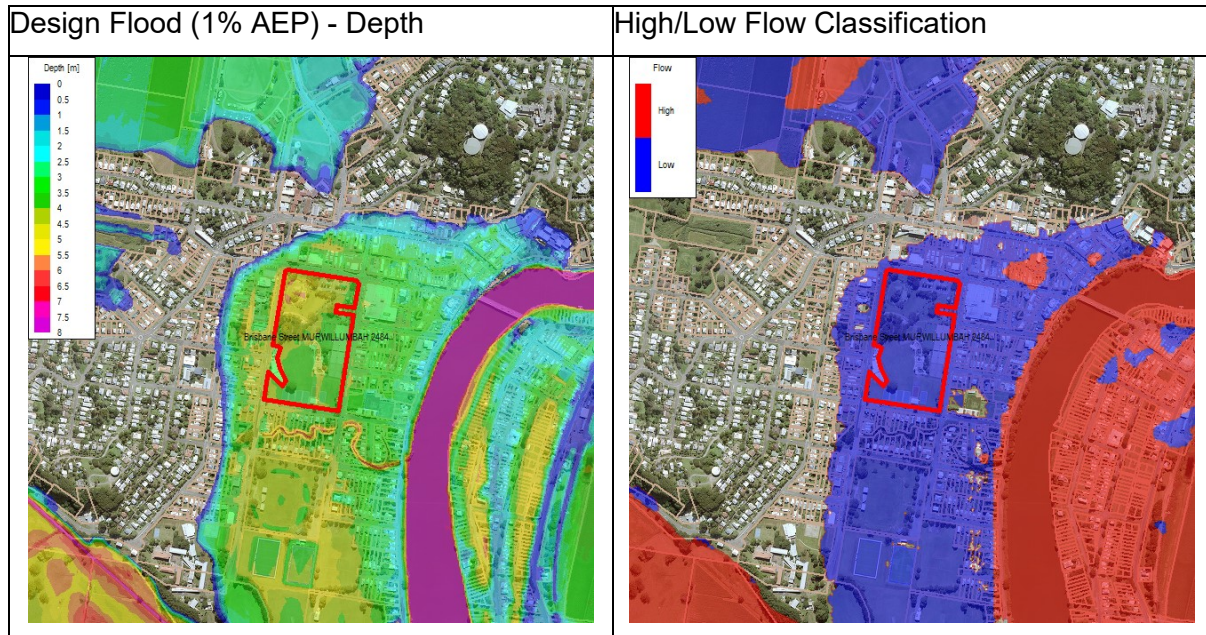
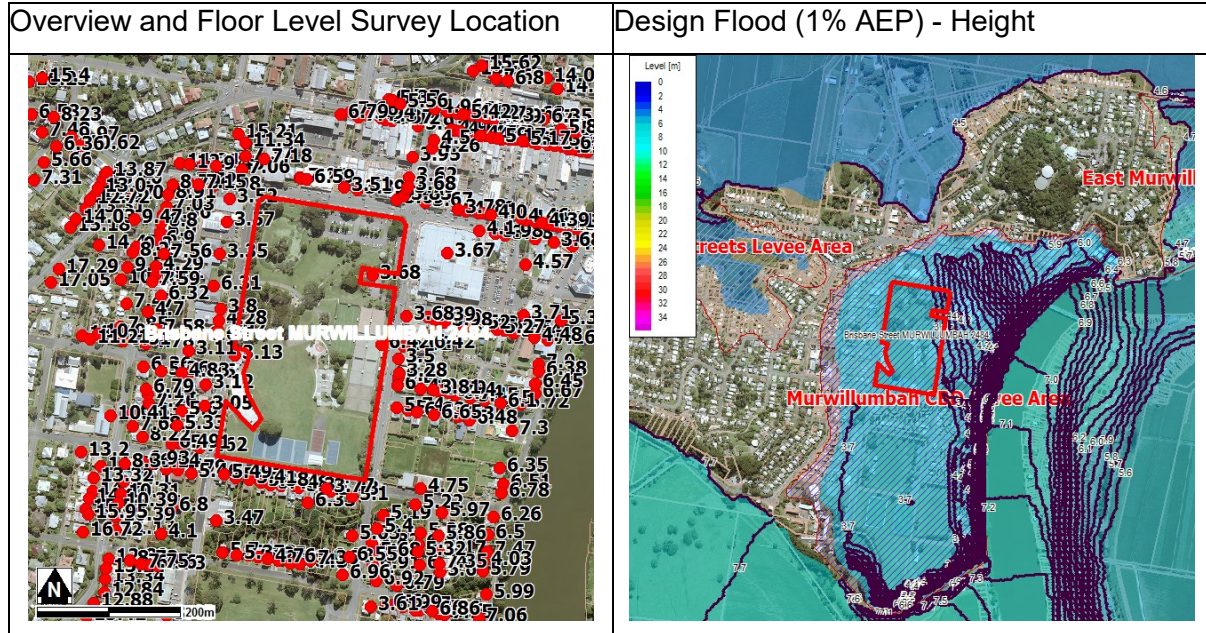
Planning Level	Level (m AHD)
Design Flood Level	7.0
Minimum Habitable Floor Level (Flood Planning Level)	7.5
Climate Change Design Flood Level*	7.7
Climate Change Habitable Floor Level*	8.2
High Flow Area	No
High Hazard Area	NA

* Climate Change Levels are compulsory in new urban land release subdivision areas

Flooding Levels

Flood Event	Minimum Level (m AHD)	Maximum Level (m AHD)
20% AEP	N/A	N/A
5% AEP	N/A	N/A
1% AEP	3.7	4.1
Climate Change 2100 1% AEP	7.6	7.7
0.2% AEP	8.3	8.5
Probable Maximum Flood (PMF)	12.4	12.7

Mapping



Detailed mapping data, including flood mapping, can be sourced at Council's open data hub: www.tweed.nsw.gov.au/Mapping

For more information on Tweed Shire Flood Planning controls see the Tweed Local Environment Plan and Development Control Plan Section A3 – Development of Flood Liable Land at www.tweed.nsw.gov.au/PlanningPolicies

Information Sources

- **Ground Levels:** 2014 Airborne Laser Survey (LiDAR)
- **Existing Floor Levels:** 2011 and 2012 Floor Level Survey (Tweed Shire Council)
- **Flooding Levels:** Tweed Valley Flood Study Update 2009 and Tweed Byron Coastal Creeks Flood Study 2010 (BMT WBM)

Flood Terms and Definitions

- **Annual Exceedance Probability (AEP):** The probability of a flood event of a given size occurring in any one year, usually expressed as a percentage annual chance.
- **Average Recurrence Interval (ARI):** Similar to AEP. The long-term average number of years between the occurrence of a flood as big as (or larger than) the selected event.
- **metres above Australian Height Datum (m AHD):** The reference level for defining ground levels in Australia. The level of 0.0m AHD is approximately mean sea level.
- **Maximum and Minimum Ground Level** – Highest and lowest ground levels on the property based on available ground level information. A Registered Surveyor can confirm exact ground levels.
- **Surveyed Floor Level** – Approximate floor levels of dwellings, usually taken from the street. These are generally the level of the front step of the habitable level of the building most visible from the street frontage
- **Design Flood Level (DFL)** – A hypothetical flood representing a specific likelihood of occurrence. In Tweed Shire, for residential property, the peak of the modelled 1% AEP (100 Year ARI) flood is the Design Flood Level
- **Minimum Habitable Floor Level** – The minimum level in metres AHD at which habitable areas of development (generally including bedrooms, living rooms, kitchen, study, family and rumpus rooms) must be constructed. In Tweed Shire, this is Design Flood Level plus 0.5m of freeboard. Also known as 'Flood Planning Level'
- **Climate Change Floor Level** – 2100 Climate Change Design Flood Level plus 0.5m of freeboard. Climate Change Design Flood Level is based on reasonable predictions of increased rainfall intensity and sea level rise. See the Tweed Valley Flood Study Update 2009 – Climate Change for more information.
- **Probable Maximum Flood.** An extreme flood deemed to be the largest flood that could conceivably occur at a specific location. It is generally not physically or economically possible to provide complete protection against this flood event, but should be considered for emergency response etc. The PMF defines the extent of flood prone land (i.e. the floodplain).

Disclaimer

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Any person having regard to the information contained in this document is encouraged to seek, at their discretion, all other sources of information on the subject matter as they consider appropriate, which may include local knowledge and/or professional advice.