

## Example Flood Notations for (Section 10.7) Planning Certificates

The following italicized questions and notations (as appropriate) will appear on a section 10.7 Planning Certificate for a property.

Section 10.7(2):

### **7A. Flood related development controls information**

***Is development on the land or part of the land affected by a policy adopted by council, or by any other public authority required to be referred to in a planning certificate, subject to flood related development controls?***

Yes.

**OR**

NO.

Section 10.7(5) of the EP&A Act provides that Planning Certificate can contain information other than that prescribed by relevant legislation. This Planning Certificate attracts an additional fee under Council's Fees and Charges Policy. The following information should be included:

### **Flooding:**

As to which option (1 – 4 below) is included in any particular Planning Certificate depends on what information Council has in relation to flooding of the site which is the subject of the certificate.

#### **1. For Catchment areas where a flood study has been adopted by Council:**

- a. Council has adopted by resolution a **Flood Prone Land Policy** which may restrict the development of land. **OR Council has developed XXXXXX FRMSPs in accordance with the Flood Prone Land Policy as outlines in the Floodplain Development Manual (2005).**  
*The XXXXXX Catchment Flood Study/Risk management study and Plan (whichever is the most recent) has identified this property on the Flood Planning Area map which was adopted/endorsed by Council on XX/XX/201X.*
- b. *The XXXXXX Catchment Flood Study/Risk management study and Plan (whichever is the most recent) has identified this property to be located between the Food Planning Level and the Probable Maximum Flood (PMF) on the PMF flood extent map which was endorsed by Council on XX/XX/201X.*

For further information please see [www.kmc.nsw.gov.au/floodrisk](http://www.kmc.nsw.gov.au/floodrisk)

#### **2. For Catchment areas where a flood study has been commenced but not yet adopted by Council:**

*Council has commenced the XXXXXX Catchment Flood Study which applies to this property. Please contact council for study updates or to see if this may restrict the development of the land.*

For further information please see [www.kmc.nsw.gov.au/floodrisk](http://www.kmc.nsw.gov.au/floodrisk)

#### **3. Where Council records do not contain a clear site history or a flood study has not been commenced or completed council cannot determine whether or not the land is flood affected and therefore the extent to which council's policy should apply. As such council may decide to take a cautious approach. For catchment areas where **no flood study has been undertaken or commenced**:**

*Some properties in the Ku-ring-gai Local Government area contain or adjoin natural drainage paths, pipelines, stormwater easements, watercourses and depressions. During major rainfall or blockage of the drainage system surface water may affect the site or restrict future development.*

*SPECIAL NOTE: The Department of Planning and Environment and the Department of Commerce have not indicated any private property which may be affected by flooding of major rivers or creeks in the Ku-ring-gai Local Government Area.*

4. **Where a specific notation is present for a property this should be retained (e.g. relevant legal or easement information)**