



Your Ref: C108gelg
 Date: 7 November 2022
 Document No: 1

Planning Panels Victoria
 1 Spring Street
 Melbourne 3000

Dear Planning Panels Victoria,

Application Number (CMA Ref): GHCMA-F-2022-00652
Property Address: 3 Cameron Street Heywood 3304
Cadastral: Lot 1 TP161297, Parish of Heywood
Zone(s): Commercial 1 Zone
Proposed Overlay(s): Land Subject to Inundation Overlay (LSIO)

Thank you for your request which we received on 3 November 2022.

The table below summarises the available flood data for this property.

Flood Information Summary

Item	Best Available Information
20% AEP flood level	N/A
10% AEP flood level	N/A
5% AEP flood level	N/A
2% AEP flood level	25.17 m AHD
1% AEP flood level	25.34 m AHD
0.5% AEP flood level	25.60 m AHD
0.2% AEP flood level	25.85 m AHD
Historical event March 1946	25.59 m AHD
Historical Event September 2010	25.35 m AHD
Minimum depth of flooding on site - 1% AEP	0.00 m
Maximum depth of flooding on site - 1% AEP	0.25 m
Property Hazard category - 1% AEP	Nil to low
Maximum depth of flooding on access - 1% AEP	0.35 m
Access Hazard category - 1% AEP	Medium

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This location is within the floodplain of the Fitzroy River. The worst recorded flood to affect the property occurred in 1946 when flood levels reached approximately 25.59 metres AHD.

The CMA's estimate of the 1% AEP flood level for this property is 25.34 metres AHD. This level comes from the Fitzroy Darlot Flood Investigation (2017). During 1% AEP floods the boundary areas around this property would be subject to inundation as indicated by the blue shading on the attached plan.

In addition to flooding of the property itself, it must be noted that access to the property will be cut by floodwater ranging in depth up to approximately 0.35m. This would pose a medium level of hazard to anyone trying to gain access to or escape from the property during a flood of this magnitude.

Contact the **Glenelg Hopkins CMA** on 03 5571 2526 should you have any queries. Please quote **GHCMA-F-2022-00652** to assist the CMA in handling your enquiry.

Yours sincerely,

Peter Robertson
Manager Waterway Planning

Figure 1: Estimated 1% AEP flood depths - 2017 Fitzroy Darlot Regional Flood Investigation



LEGEND		FLOOD DEPTH (m)	
Parcel (Title)		0.00 to 0.30	1.00 to 2.00
Property Boundary		0.30 to 0.50	2.00 and above
		0.50 to 1.00	

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Figure 2: Proposed Overlays - LSIO (light blue) & FO (dark blue)



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The information contained in this correspondence is subject to the disclaimers and definitions below.

Definitions and Disclaimers

1. The area referred to in this letter as the 'property' is the land parcel(s) that, according to the CMA's assessment, most closely represent(s) the location identified by the applicant. The identification of the 'property' on the CMA's GIS has been done in good faith and in accordance with the information given to the CMA by the applicant(s) and/or relevant local government authority.
2. While every endeavour has been made by the CMA to identify the proposed development location on its GIS using VicMap Parcel and Address data, the CMA accepts no responsibility for or makes no warranty with regard to the accuracy or naming of this proposed development location according to its official land title description.
3. No warranty is made as to the accuracy or liability of any studies, estimates, calculations, opinions, conclusions, recommendations (which may change without notice) or other information contained in this letter and, to the maximum extent permitted by law, the CMA disclaims all liability and responsibility for any direct or indirect loss or damage which may be suffered by any recipient or other person through relying on anything contained in or omitted from this letter.
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5. The flood information provided represents the best estimates based on currently available information. This information is subject to change as new information becomes available and as further studies are carried out.
6. **1%AEP Flood** – A flood of this magnitude has a 1% chance of occurring in any given year. However a flood of this magnitude (or greater) may occur more frequently than once in any year. The 1% AEP flood extent is the minimum standard for land use and development planning decisions in Victoria (the planned for flood level). There is always a possibility that floods larger in height and extent than the 1% AEP flood may occur in the future. The 1% AEP flood is not the probable maximum flood (PMF).
7. **AEP** as Annual Exceedance Probability – is expressed as a percentage (%) risk.
8. **PMF** as Probable Maximum Flood – is the largest conceivable flood for a location
9. **AHD** as Australian Height Datum – is the adopted national height datum that generally relates to height above mean sea level. Elevation is in metres.
10. **Freeboard** is a height allowance above a flood level. In the context of planning for development of flood-prone land, freeboard is applied to ensure floors are finished at a level above the estimated flood level. This lowers the risk of over-floor flooding due to floods bigger than the 1%AEP event and due to uncertainties in estimation of the planned for flood level. Uncertainties include factors such as the effect of waves caused by wind or the effect of vehicles moving through a flooded area, or the impact of rising mean sea level.
11. **Nominal Flood Protection Level (NFPL)** is the 1%AEP flood level plus a freeboard (height) allowance to provide increased protection against flooding. It is generally the minimum floor level for habitable spaces and the level below which no electrical outlets or sewer openings are permitted.