

Attachment 11.2.4

Jane Buckland

From: wayne reed <waynefreed@hotmail.com>
Sent: Thursday, 20 July 2023 2:32 PM
To: Jane Buckland; David Taylor; mark webster
Subject: Fw: Flood Advice – 8 Warren Road, Nannup
Attachments: FPM Blackwood #8 Warren Rd NANNUP.pdf

FYI

Regards

Wayne

From: Brendan Kelly <brendan.kelly@dwer.wa.gov.au>
Sent: Thursday, 20 July 2023 6:21 AM
To: wayne reed <waynefreed@hotmail.com>
Subject: Flood Advice – 8 Warren Road, Nannup

Date: 20 July 2023

To: Mr Wayne Reed

From: Department of Water and Environmental Regulation

[Re: Flood Advice – 8 Warren Road, Nannup](#)

Dear Mr Reed,

Further to your email inquiry of 18 July 2023 seeking flood information for 8 Warren Road, Nannup (the Lot), and our subsequent telephone conversation.

The Department of Water and Environmental Regulation (Department) provides advice and recommends guidelines for development on floodplains with the object of minimising flood risk and damage.

The 'Blackwood River Flood Study' through Nannup shows that a large portion of the Lot is affected by flooding during major river flows, with the following flood levels expected (refer to the attached plan):

- 1 in 25 AEP* 66.5 m AHD
- 1 in 100 AEP 68.0 m AHD.

*AEP – Annual Exceedance Probability

The Department's floodplain management strategy for the area states:

- Proposed development (i.e. filling, building, etc) that is located outside of the floodplain is considered acceptable with respect to major flooding, however a minimum habitable floor level of 68.5 m AHD is recommended to ensure adequate flood protection.
- When development is proposed within the floodplain the Department assesses each proposal based on its merits and the factors examined include depth of flooding, velocity of flow, its obstructive effects on flow,

possible structural and potential flood damage, difficulty in evacuation during major floods and its regional benefit.

With regard to this proposal the following additional comments are provided:

- The proposal is not considered obstructive to major flows.
- The available contour information show that the surface elevation of the Lot is between 67 m AHD and 68 m AHD.
- The proposed restaurant at the rear of the Lot is expected to be surrounded by floodwaters during 1 in 100 AEP events to a depth of ~ 0.5 m.
- Should the proposal be considered acceptable the Department recommends a minimum habitable floor level of 68.5 m AHD to ensure adequate flood protection.

A failure to properly adhere to these recommendations will result in a greater exposure to risks of flood damage.

Please note that this advice is related to major river flooding only.

Other planning issues, such as environmental and ecological considerations, may also need to be addressed.

This information can be provided to the Shire of Nannup the decision making authority for your development application.

Kind regards,

Brendan Kelly
Senior Natural Resource Management Officer
Department of Water & Environmental Regulation,
Planning Advice, South West Region
Telephone: 08 97264194 | Mobile: 0407219515
Email: brendan.kelly@dwer.wa.gov.au

Work days are Tuesday, Wednesday, Thursday, however I am available on the mobile most times.



I'm taking the challenge at
plasticfreejuly.org



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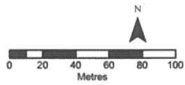
#8 Warren Rd NANNUP

LOCALITY MAP



LEGEND

- #8 Warren Rd
- 1 in 100 (1%) AEP flood levels (m AHD)
- Extent of 1 in 100 (1%) AEP flooding
- 1 in 100 (1%) AEP floodplain
- 0.5m interval contours - LIDAR (m AHD)
- Land Tenure (LGATE_226) - SLIP
- Wet



Datum and Projection Information

Vertical Datum: AHD71
 Horizontal Datum: GDA2020
 Projection: MGA Zone 50
 Spheroid: GRS80

Project Information
 Client: Brendan Kelly
 Map Author: Van Cuong Nguyen
 Task ID: B1305
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SOURCES

The Department of Water and Environmental Regulation acknowledges the following datasets and their custodians in the production of this map:

Cadastral (LGATE_218) - SLIP - Landgate - 2019
 Road Centrelines, DL1 - Landgate - 2016
 Nannup_MGAz50_10cm.ecw - Fugro - 2019

Government of Western Australia
 Department of Water and Environmental Regulation

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