

Davistown Progress

Association Inc.

5 McCauley Street,
DAVISTOWN - 2251

24 July 1990

Mr. Gary Lofts,
Building Services Manager,
Gosford City Council,
P.O. Box 21,
G O S F O R D - 2250

Dear Gary,

You will no doubt recall the meeting held between yourself and other Council officers and representatives of Davistown Progress Association on the 13 November 1989.

I am aware that Council has acted in requiring filling in Davistown to be subject to a D.A. However, I would appreciate it greatly if you could provide the answers to the following questions so that I may present them to my members at our meeting of 8 August 1990.

- 1) What is the present policy and/or control measures adopted by Council with regard to land fill in the Davistown area?
- 2) Has Council devised an overall strategy for landfill?
- 3) Can you explain why the floor heights in Davistown were increased by 200mm to co-incide with the release of the Narara and Erina Creeks flood plan?
- 4) Who made the decision to raise the floor heights to 200mm? Was it Council or Dept. of Public Works?
- 5) Is it true that we can expect floor level heights to rise to 2.7 AHD?
- 6) Has Council taken into account the disruption to the communities when these excessive heights are imposed?
- 7) Has there been any scientific study of flood/tidal action in the Brisbane Water?

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Building Services Manager,
Gosford City Council

- 2 -

- 8) Is there any plan to re-classify Davistown from a low-hazard flood storage (1:100) to a higher rating, say (1:75)?

I would be grateful if you could provide this information.

Regards,

Yours faithfully,
DAVISTOWN PROGRESS ASSOCIATION INC.

Colin R. Petrie

Col.R. Petrie - President

Davistown Progress Association Inc.

30 July 1990

5 McCauley Street,
DAVISTOWN - 2251

Mr. C. P. Hartcher, M.P.,
Member for Gosford,
28 William Street,
G O S F O R D - 2250

Dear Mr. Harthcer,

In view of your pending visit to Saratoga Progress Association on 16 August 1990 I have prepared a list of relevant questions, the answers to which are of grave concern to the local residents.

Davistown Progress Association has been invited to attend and participate in that meeting.

We thank you very much in anticipation of hearing your answers to the foregoing questions, and look forward to meeting with you at Saratoga on the 16 August 1990.

Yours faithfully,
DAVISTOWN PROGRESS ASSOCIATION INC.



Colin R. Petrie - President

encl.

TO: Chris Hartcher, MP, Member for Gosford

FROM: Davistown Progress Association Inc.

DATE: 30 July 1990

- - - - -

1) Can you inform this meeting as to how the 1:100 flood level was determined, i.e: was it by historical record, or was it by calculation?

2) ✓ Is there any possibility that the 1:100 line may be revised upward?

3) Why has the floor level been set at more than a meter above the highest recorded water level in Brisbane Water?

4) Why has the floor level height been increased?

5) It is a fact that in Victoria it is possible for a householder to construct a dwelling in a low hazard area and indemnify State and Local Governments against liability.

Why has this privilege been removed from the citizens of N.S.W?

6) Has any scientific study been carried out on flood/tidal effects on the Brisbane Water foreshores?

7) If not, why are low-hazard (non-life threatening) flood fringe areas such as Davistown/Saratoga, which face the possibility of occasional minor inundation, being forced to comply with the most stringent application of the flood area management scheme?

8) Are you aware of the damage caused to the values and salability of properties inside the 1:100 line?

9) Are you aware of the detrimental effect to the communities where excessively high floor levels are imposed, e.g: high-low development appearance, over-shadowing of existing homes etc?

Davistown Progress Association Inc.

5 McCauley Street,
DAVISTOWN - 2251

30 July 1990

Alderman R. Bell,
Gosford City Council,
P.O. Box 21,
G O S F O R D - 2250

Dear Alderman Bell,

Enclosed is a copy of some questions forwarded to Mr. C. P. Hartcher, M.P., for him to include in his talk at the Saratoga Progress Association on 16 August 1990.

This Association has been invited to attend and participate in this meeting.

Any questions that you are able to answer from Council's point of view would be greatly appreciated.

Thanking you in anticipation.

Yours faithfully,
DAVISTOWN PROGRESS ASSOCIATION INC.

Colin R. Petrie

Colin R. Petrie - President

encl.

Davistown Progress Association Inc.

30 July 1990

5 McCauley Street,
DAVISTOWN - 2251

The President,
Saratoga Progress Association,
13 Kyeema Avenue,
SARATOGA - 2251

Dear Gwen,

Thank you for inviting us to your meeting of 19 July 1990. It was unfortunate that neither politician could attend, however I feel that the ideas expressed, and the willingness of your members to join with Davistown Progress Association in issues of common interest augers well for the future co-operation of our Associations.

Enclosed for your information is a copy of the questions that I have sent direct to Chris Hartcher, M.P., Member for Gosford.

Hoping for a successful and well informed meeting in August.

Yours faithfully,
DAVISTOWN PROGRESS ASSOCIATION INC.

Colin R. Petrie

Colin R. Petrie - President

encl.



PARLIAMENT OF NEW SOUTH WALES
LEGISLATIVE ASSEMBLY

MEMBER FOR GOSFORD

Electorate Office
1st Floor
28 William Street
Gosford 2250
P.O. Box 626 Gosford 2250
Fax. (043) 24 2356
Tel. (043) 25 1603 or 24 2221

21 August, 1990

Mr. Colin P. Petrie,
President,
Davistown Progress Association,
5 McCauley Street,
DAVISTOWN. 2251

Dear Colin,

I enclose a copy of the questions submitted by Davistown Progress Association relating to flood levels and the answers thereto which I read out at the August meeting of the Saratoga Progress Association.

I trust this information is of assistance.

Kind regards,

Yours sincerely,

CHRIS HARTCHER, MP
Member for Gosford.

12/9/90

Minister for Public Works

FLOODPLAIN MANAGEMENT AT DAVISTOWN, BRISBANE WATER, GOSFORD CITY
QUESTIONS FROM DAVISTOWN PROGRESS ASSOCIATION

1 How was the 1:100 flood level determined ?

High water levels of 1.6m and 1.7m AHD were recorded at Davistown and Saratoga in the May 1974 storm, and water levels above 2.0m AHD have been recorded at isolated locations elsewhere in Brisbane Water.

High water levels are associated with a combination of heavy rainfall, storm tides and strong winds. The mix of weather conditions varies for each of the extreme weather events which cause high water levels in Brisbane Water.

In the absence of a detailed analysis of the hydrologic and hydraulic behaviour of Brisbane Water and its catchment, sound engineering judgement supports the Council decision to adopt 2.0m AHD as the 1% water level throughout Brisbane Water.

2 Is there a possibility that the 1% level may be revised upward ?

Yes, there is such a possibility, as better information becomes available from water level and rainfall recorders, better analytical techniques are developed by the engineering profession and further research on climate change occurs. Any upward revision would, however, probably be minor.

3 Why has floor level been set more than a metre above the highest recorded water level in Brisbane Water ?

Council's current policy for minimum floor levels at Davistown and Saratoga (and elsewhere along the foreshore of Brisbane Water) requires floor levels to be constructed at least 300mm, and wherever practical 500mm, above the adopted 1% flood level (viz. floor levels of 2.3m and 2.5m AHD respectively). This policy was adopted by Council in 1980. Council is at present considering revising its policy so that floor levels should be half a metre above the 1% flood level (2.5m AHD). This revision is consistent with the NSW Floodplain Development Manual. Many other councils adopt the same policy.

A floor level set in accordance with the proposed new policy would be 0.8m above water levels recorded in the May 1974 storm, which is not necessarily a 1% event at Davistown.

Minister for Public works

4 Why has the floor level height been increased ?

In the last few years additional issues have been raised

- allowance for floods greater than the 1% design flood
- previous underestimation of storm rainfall intensities
- increase in rainfall intensity which may result from the Greenhouse effect
- sea level rise which may result from the Greenhouse effect

These issues have led to Council's decision to revise its freeboard policy from 300mm minimum and 500mm desirable to 500mm minimum.

**5 In Victoria can a householder indemnify Governments from liability when a dwelling is constructed in a hazard area ?
Why do NSW citizens not have this privilege ?**

I am not familiar with the Victorian practice and before commenting, enquiries would have to be made in Victoria. Perhaps the Progress Association would do this setting out the source of its information.

The provision of sound floodplain management procedures not only protects a Council from an action for damages but also protects a citizen's assets from damage caused by flooding. Once having put such a provision in place, it becomes a futile exercise if a householder may then not be bound by the provision.

6 Has any scientific study been carried out on flood/tidal effects on the Brisbane Water foreshores ?

Some work has been done and a more detailed investigation is scheduled to be commenced after the more serious, higher priority flooding problems in Gosford City have been addressed.

7 Why are low-hazard flood fringe areas being forced to comply with the most stringent application of the flood area management scheme ?

Gosford City's policies are consistent with the provisions of the NSW Floodplain Development Manual for low hazard flood fringe areas. The development guidelines in the Manual for the five more severe hydraulic and hazard categories are not being applied by Council in low-hazard flood fringe areas.

Council's policy does not sterilize floodprone land. The conditions it applies seek to reduce the frequency of flooding of, and hence damage to, dwellings.

Minister for Public Works

8 Are you aware of the damage to values and salability of properties inside the 1:100 line ?

Houses which are more likely to be flooded should be considered to be less valuable than similar houses with a lower probability of flooding. When a valuer becomes aware that a property is subject to a more serious flood hazard than was previously realised it is proper that the value be adjusted.

Most of the urban flood problems in NSW have been associated with development occurring without people realising the consequences of heavy rain. People go out on sunny days to look for a home to live in. A system which advises people of those matters which they may not have otherwise considered, such as where floodwaters have come to or may come to is part of the social responsibility of local, state and federal government.

9 Are you aware of the detrimental effect to communities where excessively high floor levels are imposed ?

PWD has no evidence of high floor levels having caused any detrimental effect to communities. In many flood areas new housing is built well above ground level, and existing houses have been raised by residents. At Lismore houses have been raised by up to 5 metres above ground level.



Davistown Progress Association Inc.

5 McCauley Street,
DAVISTOWN - 2251

21 August 1990

The Controller,
State Emergency Services,
P.O. Box 177,
KINCUMBER - 2251

Dear Sir,

At a recent meeting of this Association the subject of the flood plain was discussed.

As you would realise, this is a matter of real concern to our people and we would ask you to let us know how many times your organisation has been called to Davistown to give emergency service during floods.

We realise such information would only be available as far back as the time when your records began. However, whatever information you are able to give us would be of great help in enabling us to more accurately understand our position.

Please let us have your advice as soon as possible.

Many thanks.

Yours faithfully,
DAVISTOWN PROGRESS ASSOCIATION INC.


Colin R. Petrie - President

GOSFORD CITY VOLUNTEER STATE EMERGENCY SERVICE

HEADQUARTERS:
PATEMANS ROAD,
ERINA, N.S.W. 2250
PHONE: 67-7811 (ALL HOURS)



ALL CORRESPONDENCE TO:
THE CONTROLLER,
STATE EMERGENCY SERVICE
P.O. BOX 177,
KINCUMBER, N.S.W. 2250

3rd September, 1990.

Mr. C.R. Petrie,
Davistown Progress Association,
5 McCauley Street,
DAVISTOWN. 2250

Dear Colin,

RE: YOUR LETTER REQUESTING FLOOD INFORMATION

Thank you for your letter regarding the amount of times Davistown has been flooded. Our records go back to 1974 and because of this it will be a mammoth task to obtain the information you require.

As I am sure you realise that we are all volunteers and as such we meet one night per week, which is for training.

As we are waiting to hear from our State Head Quarters at Wollongong re the brand of computer we are to buy, I am not prepared to spend a week going through the files for information as we will have to do it all over again when we start loading the computer with all the information. We should be able to extract that information within a few minutes, so like other flood mitigation groups your organisation will have to wait until the computer arrives and it is set up to give the required information.

Yours in service,

Anton Timp

ANTON TIMP

Colin R. Petrie
12/9/90



Davistown Progress Association Inc.

5 McCauley Street,
DAVISTOWN - 2251

4 September 1990

Mr. C.P. Hartcher, M.P.,
Member for Gosford,
28 William Street,
G O S F O R D - 2250

Dear Mr. Hartcher,

This Association is holding its monthly meeting on Monday 8 October next, and you are cordially invited to attend and speak on matters relating to flood plain.

Also invited to attend will be a representative from Gosford City Council who can give us further information on this matter that concerns our residents. It would also be appreciated if a representative could attend from the Public Works Department.

We anticipate some members from the Saratoga Progress Association will also be present.

We appreciate the time you gave us at Saratoga Progress Association on 16 August last and look forward to another informative evening.

The normal Progress meeting will commence at 7.00 p.m. and then at 8.00 p.m. will be open to the subject of the evening.

If you are unable to be present could you please have your representative attend in your place. Our Association Secretary, Mrs. M. Titheradge, can be contacted on 69.1526.

Yours faithfully,
DAVISTOWN PROGRESS ASSOCIATION INC.

Colin R. Petrie - President



Davistown Progress Association Inc.

5 McCauley Street,
DAVISTOWN - 2251

4 September 1990

Mrs. Gwen Edmonds,
President,
Saratoga Progress Association,
13 Kyeema Avenue,
SARATOGA - 2251

Dear Gwen,

This Association is holding its monthly meeting on Monday 8 October next to further discuss the subject of the flood plan.

We have invited Mr. Chris Hartcher, M.P. to speak again and also a representative from the Public Works Dept and Gosford City Council.

Your Association members are cordially invited to join us on this evening. Our ordinary meeting will commence at 7.00 p.m. and then at 8.00 p.m. will be open to the speakers for the night.

We are sending Mr. Hartcher a list of questions that we would like him to answer, and perhaps your Association may wish to send him a list also.

Yours faithfully,
DAVISTOWN PROGRESS ASSOCIATION INC.

Colin R. Petrie

Colin R. Petrie - President



Davistown Progress Association Inc.

5 McCauley Street,
DAVISTOWN - 2251

4 September 1990

Mr. M. Alsop,
Gosford City Council,
P.O. Box 21,
G O S F O R D - 2250

Dear Mr. Alsop,

This Association is holding its monthly meeting on Monday 8 October next and you are cordially invited to attend and speak on matters relating to Davistown.

Also invited to attend will be Mr. C. Hartcher, M.P., and a representative from the Public Works Dept. if available who can give us further information on this matter that concerns our residents.

We anticipate some members from Saratoga Progress Association will also be present.

The meeting will commence at 7.00 p.m. and then at 8.00 p.m. will be open to the subject of the night.

If you are unable to attend please have your representative come in your place. The Association Secretary, Mrs. Titheradge can be contacted on 69.1526.

Yours faithfully,
DAVISTOWN PROGRESS ASSOCIATION INC.

Colin R. Petrie - President



GOSFORD CITY COUNCIL

P.O. BOX 21, GOSFORD, N.S.W. 2250

DX 7211 GOSFORD

Telephone: (043)

258-280

Please Quote:

K R Dedden.ems
2730

Mr C R Petrie
President
5 McCauley Street
DAVISTOWN 2251

6 September 1990

Dear Mr Petrie

In discussions with the Department of Public Works on a flood mitigation matter I was advised that your Association was concerned regarding the establishment of a high minimum floor level of a recent development. I believe the development to which you refer is the medium density site off Davis Avenue. In that case the engineering consultant for the developer recommended a minimum floor level which was 200mm higher than Council's standard.

It is stressed that that decision was one made by the developer and he was only required to comply with Council's minimum level which was set in accordance with the standard of 2.5 metres AHD with which you are familiar.

I would appreciate you bringing that to the attention of the members of the Association.

Yours faithfully

KEITH DEDDEN
CITY ENGINEER

Colin R. Roberts
12/9/90



GOSFORD CITY COUNCIL

P.O. BOX 21, GOSFORD, N.S.W. 2250

DX 7211 GOSFORD

Telephone: (043)

Please Quote:

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Mr R Eagle:CC

7 September 1990

Mr C Petrie
President
Davistown Progress Association
5 McCanley Street
DAVISTOWN NSW 2251

Dear Mr Petrie

Thank you for your letter dated 24 July 1990.

The following comments are submitted in response to the questions outlined in your letter:

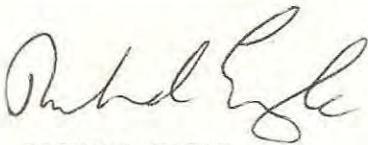
- 1 Council now requires the submission of a Development Application for all filling to permit a complete assessment of the environmental impact. Furthermore, from 10 September 1990, Council will be notifying adjoining owners of applications lodged and inviting comment and thus their participation in the approval process.
- 2 No, Council has not devised an overall strategy for landfill. It is anticipated that the procedures outlined in "1" above will address the major issues.
- 3 The freeboard was raised from a minimum 300mm to a minimum of 500mm to:
 - a make an allowance for any possible rise in sea level due to the Greenhouse effect
 - b accommodate increased rainfall intensity
 - c provide an improved allowance for floods exceeding the 1% flood.
- 4 The Floodplain Management Committee recommended the increase to Council. This level of a minimum of 500mm is also the standard recommended by the New South Wales Government's Floodplain Development Manual. Council follows the principles of this manual to obtain exculpation from liability under the Local Government Act.

.... /2

- 5 The flood level for Brisbane Water is 1.95m AHD. The minimum floor level for properties effected by the 1% flood from Brisbane Water is now RL2.45m AHD.
- 6 Providing adequate freeboard in flood liable areas, in response to the technical information available is not considered to be disruptive to a community.
- 7 A detailed flood study has not been completed for Brisbane Water. In 1981 the Public Works Department recommended to Council a design 1% flood level, for land fronting Brisbane water of 1.95m AHD. This is currently considered the best information available. At the present time there is inadequate data to enable the completion of precise studies. Nevertheless, data is being collected with a view to carrying out future studies.
- 8 There are no current plans to vary the flood standard for Davistown. To lower the standard could be considered negligent in the absence of a thorough study to justify such a policy change.

I trust this information will be of assistance to you.

Yours sincerely



RICHARD EAGLE
SENIOR ADMINISTRATIVE OFFICER

John R. Bates
12/9/98



12/9
GOSFORD CITY COUNCIL

P.O. BOX 21, GOSFORD, N.S.W. 2250

DX 7211 GOSFORD

Telephone: (043) 25 8386

Please Quote: 50.77
Mr M Alsop:ka

Mr Colin R Petrie
President
Davistown Progress Association Inc
5 McCauley Street
DAVISTOWN NSW 2251

10 September 1990

Dear Mr Petrie

Thank you for your kind invitation to attend your Association's meeting on Monday, 8 October 1990. Unfortunately I will not be available to attend your meeting on that date.

Yours faithfully

M G ALSOP, MANAGER
INVESTIGATIONS AND TRAFFIC

Colin R. Petrie
12/9/90



Davistown Progress Association Inc.

5 McCauley Street,
DAVISTOWN - 2251

25 September 1990

Mr. C. P. Hartcher, M.P.,
Member for Gosford,
28 William Street,
G O S F O R D - 2250

Dear Mr. Hartcher,

Reference is made to this Association's letter of the 4th instant and our meeting on Monday 8 October next to which you were invited.

We also ask that you have a member of the Public Works Department attend that night as there could be some input he could offer on the subject matter.

Also we have asked Mr. M. Alsop or his representative from Gosford Council to be present as again, there could be some questions to which Council would have the appropriate answers.

For your information we have attached a separate list of questions that our people would like to have answered by the appropriate guest speakers. A similar list is being forwarded to Gosford Council to enable their representative to know the type of questions our residents are considering.

Would you please select those questions on which you and/or the representative from the Public Works Dept. could enlighten us.

Your co-operation is sincerely appreciated and we look forward to a most informative evening.

Yours faithfully,
DAVISTOWN PROGRESS ASSOCIATION INC.

Colin R. Petrie

Colin R. Petrie - President

encl.

- - - - -

- 1) You stated in your answers given at the Saratoga Meeting that the 1974 storm was not necessarily a 1% event at Davistown.

Could you be more explicit and state what class of event it was?

- 2) During the 1974 storm a measurement of 2.0^m AHD was taken at the Central Coast Leagues Club, measurements of 1.7 AHD were taken at Tascott and 1.6 AHD at Orange Grove.

Would you agree that this is the hydraulic grade line which is a combination of wind fetch and creek run off?

- 3) Is it true, during the 1974 storm, that the P.W.D. read the highest level in Brisbane Water as 1.65^m AHD?

- 4) Is it reasonable to adopt an artificially high reading as the flood height and then expect property owners to achieve a further 0.5^m free board?

- 5) Is it the responsibility of Council to decide what land is to be declared flood prone?

- 6) Will Council now notify all property owners whose homes fall within the 2.5^m AHD design floor level?

- 7) Will Council also now notify all property owners who complied with the previous design floor level of 2.3^m AHD that their properties no longer comply?

- 8) Bearing in mind, that in 1974 the combination of a month of southerly winds, high seas, a Hawkesbury flood, a cyclonic low pressure area off the coast and deluging rain all culminated in the worst storm in living memory.

And yet water entered houses in Davistown and Saratoga on one night only, and for about 4 hours until the tide dropped.

Why then are we subjected to such excessive floor heights?

- 9) It would be appreciated if you could comment on the following:-

A house was recently renovated at Davistown and newspapers were found underneath linoleum. These papers were laying on hardwood floorboards but were quite unstained, proving that they had not been subject to inundation, for had they been the floorboards would have released a brown stain. The date of these newspapers was 1903 - the level of the floor 1.5^m AHD.

Could you comment on the fact that in 87 years water has not reached 1.5 ?

- 10) Is Council aware that under PAR 582^A of the Local Government Act 1919 it states, in part:-

"Exculpation from liability - flood liable land. (1)
A Council shall not incur any liability in respect of
(a) any advice furnished in good faith by the Council
relating to the likelihood of any land being flooded
or the nature or extent of any such flooding.

Section 3 of the same PAR states, in part, that Council
shall be deemed to have acted in good faith if the advice
was substantially in accordance with the principles
contained in the relevant manual published under
Section (4) at that time."

Does this mean that Council cannot be sued by people who
have been flooded, provided that Council acted in accordance
with the manual?

- 11) The Flood Plain Development Manual published by the N.S.W.
Government explicitly deals with the Legal Responsibility
and Indemnities (1.5 page 3), and names itself as the
relevant manual.

Does this mean that so long as Council adheres to the
principles of the manual it is safe from litigation involving
flooding?

- 12) The Flood Plain Development Manual states (4:5.1 page 23) -

"In some cases the 'do nothing option' may be
appropriate. For example, where flooding is rare,
shallow, and or limited duration, the most practical
solution may be to accept the status quo."

Would you consider that Davistown-Saratoga fit precisely
that description of rare, shallow, and of limited duration?

TO : Mr. C.P.Hartcher, M.P., Member for Gosford
FROM : Davistown Progress Association Inc.
SUBJECT : SUBMISSION TO LOCAL MEMBER
DATE : 25 September 1990

In researching the question of flooding in the Brisbane Water Estuary system, we have discovered a prevailing attitude amongst Council Engineering Staff, Officers of the Public Works Department, and perhaps yourself, Mr. Hartcher.

That is, that the Greenhouse effect is given a prominence in that both Public Works Dept. and Council are expecting and planning for an increase in rainfall and a rise in sea levels.

All this translates into theoretical flood levels being raised in Brisbane Water, and yet the scientific community are sharply divided as to whether Greenhouse exists, more so as to its possible results.

We humbly submit that if the sea level rises 1^m (as a Council Engineer confidently predicted it would) then floor levels in Davistown will be the least of our problems, because we will be abandoning most of our coastal development and a large portion of our cities.

In addition, we are continually referred to examples of flooding in Forbes, Nyngan and Lismore.

All these areas, you will agree, have nothing at all in common with Brisbane Water. They are all situated on major fresh water river systems and have huge catchment areas to contend with. They are high hazard, with both depth and velocity to their floodwaters. There is danger to life and limb, forced evacuation and widespread damage.

In contrast, no-one has had to be rescued from flood waters at Davistown or Saratoga, there have not been any mass evacuations.

There is no velocity, and minimal depth of flood waters, and because of tidal action, inundation is limited to 3-4 hours at most.

We do not even qualify for low-hazard under the terms of the Flood Plain Development Manual.

And yet, there is that school of thought that continues to link us here in Brisbane Water with the serious problems faced by towns situated on major freshwater river systems.

Therefore, we the people of Davistown and Saratoga request that you as our elected member, take our case before the appropriate Minister and ask that he break the nexus that exists between our estuary system and the major river systems on the following grounds:-

- 1) That the foreshores of Brisbane Water come under the lowest category of low-hazard flood fringe.
- 2) That recognition be given to the fact that because there is no velocity to the water, and because the risk to life and limb is non-existent, and the potential for property damage is very low, that we be considered separately from freshwater river systems.
- 3) That Council be required to adhere to the Flood Plain Development Manual in general, and in particular (Appendix A, page 33), Policy provisions.

The policy provides for:-

- a) A flexible "merit based" approach to be followed by local government when dealing with flood prone land planning, development and building matters to facilitate development wherever practical.
 - b) The exclusion of minor building and additions to existing buildings from special controls.
 - c) A freeboard of 0.5^m for floor levels above the designated flood level with provision for departure where damage potential is low.
- 4) That Council be directed to follow the Flood Plain Development Manual (4:5.1 page 23).
"That where flooding is rare, shallow, and of limited duration, the most practical solution may be to accept the status-quo and do nothing."
 - 5) We submit that our homes fall in this last classification but far from having the policies of the Flood Plain Development Manual applied to us, we have been subjected to a heavy handed blanket approach by both State and Local Government that has culminated in the excessively high present floor levels.

We came to these areas knowing there was a possibility of inundation and we accepted that risk.

We believe that anyone moving into these areas should be made aware of the possibility of inundation but not forced to build homes that are out of character with the areas and which will cause serious over-shadowing of existing homes.



Davistown Progress Association Inc.

5 McCauley Street,
DAVISTOWN - 2251

25 September 1990

Mr. M. G. Alsop,
Manager,
Investigations and Traffic,
Gosford City Council,
P.O. Box 21,
G O S F O R D - 2250

Dear Mr. Alsop,

Further to yesterday's telephone conversation, attached is a list of questions our people would like to have answered on Monday 8 October at our meeting.

As previously indicated Mr. Hartcher, M.P. and a representative from the Public Works Dept. have been invited and a similar list of questions has been forwarded to them.

It would be appreciated if you would have your representative select those questions that Council can best answer and speak to us on those things.

All in all it should prove a very informative evening and we sincerely appreciate Council's efforts to assist us in this way.

Yours faithfully,
DAVISTOWN PROGRESS ASSOCIATION INC.

Colin R. Petrie

Colin R. Petrie - President

att.

P R E S S R E L E A S E

A public meeting to discuss Gosford City Council's policy on Flood Plain Management and the State Government's role in Flood Plain Development, was held on Monday 8 October 1990 in the Davistown Progress Association Hall.

A capacity audience was addressed by Mr. Chris Hartcher, M.P., who explained the reasons for formulating the policy, and called on technical experts from the Department of Public Works and Gosford City Council, who were also in attendance, to supply answers to a list of questions prepared by Saratoga and Davistown Progress Associations. The meeting was also attended by observers from South Woy Woy and Empire Bay Progress Associations.

The main complaints raised by residents were the excessively high floor levels being imposed on foreshore areas, and a lack of an overall strategy regarding land fill.

A slide presentation was given showing the detrimental effects of excessive landfill and the serious overshadowing caused to existing homes when 2½-storey houses were built on either side.

The President of the Davistown Progress Association, Mr. Col. Petrie, provided evidence of a home, 1^m lower than Council's minimum floor level that has not been flooded in 87 years.

Mr. Petrie stated that, contrary to popular belief, Davistown does not have a serious flooding problem such as areas affected by Narara and Erina Creeks, or even Umina or Woy Woy, and drew attention to a recent newspaper article linking Davistown to the serious problems of the Creeks.

He said, after the meeting, that the residents living in the 1:100 flood zone are seriously concerned with the undesirable effects that the excessively high floor levels are having in communities and pointed out that this Big Brother approach is designed to protect residents from a type of flood that has only occurred 20 times since the birth of Christ.

Mr. Hartcher accepted a Submission to be presented to the Minister expressing the concern of the residents.



14/12/90

RECEIVED 14 DEC 1990

ALDERMAN ROBERT BELL, B.Sc.

Gosford City Council
Council Chambers
Gosford, N.S.W. 2250
Phone: (043) 25-8339

7 December 1990

The Secretary
Davistown Progress Association
5 McCauley Street
DAVISTOWN NSW 2251

Dear Secretary

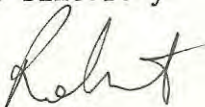
Several months ago the Association made a number of requests to Council in relation to the establishment of flooding levels, how they were arrived at and whether there was adequate documentation to support them. The information attached is provided by the Engineering Department on the subject. I regret that I was unable to attend the Association's meeting in September/October. However I look forward to the Association's meeting in the New Year.

I met with a delegation, Mr Bob Morgan and Mr David Tye, on two occasions and we went to see Mr Mike Alsop from the Engineering Department of Council at another time in relation to this issue.

For the Association's information I enclose a copy of development of the Davistown RSL Retirement Village in chronological form as a number of residents have expressed concern in relation to their loss of the sporting field and what precisely the Retirement Village RSL and this new development will play in terms of ownership of the property.

May I extend my best wishes to all members of the Association a Merry Christmas and a Happy New Year.

Yours sincerely


ROBERT BELL
ALDERMAN

TO: ALDERMAN BELL
FROM: CITY ENGINEER
DATE: 16 AUGUST 1990

G.
COPY TO
PROWORKS

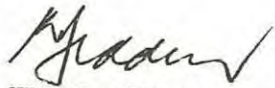
You requested information regarding questions raised by the Davistown Progress Association. Replies to their questions are as follows:-

- 1) In 1977 New South Wales adopted the 1% event as the flood standard for that state and is seen as being indicative of a big flood with potentially disastrous consequences, and likely to be experienced at least once in a life time. The Council subsequently adopted the 1% event as its flood standard.

The 1% AEP flood level for Brisbane Water was recommended to Council by the Public Works Department following careful examination of the 1974 storm, flood histories and meteorological studies..

- 2) There is no plan to change the flood standard for Davistown. To raise this standard would require a very thorough study to justify such a policy change.
- 3) Highest Flood Level for Brisbane Water recorded in 1974 was 2.0 metres with a level of RL 1.55 metres AHD in Davistown. The Public Works Department believed levels in Brisbane Water could reach RL 1.95 AHD.
- 4) The Freeboard has been increased from a minimum 300mm (desirable 500mm) to a minimum 500mm to:-
 - 1) Make an allowance for any possible rise in sea level due to the Greenhouse Effect.
 - 2) Increased rainfall intensity and;
 - 3) Better allowance for floods exceeding the 1% flood.
 - 4) This is the freeboard recommended in the Floodplain Development Manual.
- 5) Legal advice received ^{by} this advises that State and Local Governments in New South Wales are not indemnified against such liability.
- 6) No detailed study has been done for Brisbane Water. In 1981 the Public Works Department recommended to Council a design 1% flood level for land fronting Brisbane Water of 1.95 m AHD. This is considered the best available information. Inadequate data is available for precise studies at the present time. Data is being collected for a future study.
- 7) MFL's based on 1% flood have been introduced to minimise inundation of flood waters into homes. As indicated before, the 1% flood has been adopted as the standard design flood event.

- 8) Council would be considered negligent if it did not make the public aware of a potential flooding problem known to it.
- 9) As information becomes available, the Council is obligated to pass on this available information to its ratepayers, which also includes protecting them from flooding.



KEITH DEDDEN

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026

5 McCauley Street,
DAVISTOWN, 2251

2nd March, 1997.

The City Manager,
Gosford City Council,
Mann Street,
GOSFORD 2250


Dear Sir,

There appears to be some confusion regarding Flood Levels imposed by the State Government in 1986. One of our members has been endeavouring to sell his property and has had the sales fall through because of the said Flood Levels. It would be much appreciated if you could kindly inform the Association what the current ruling is on this matter.

It has been mentioned that there has been major drainage improvements made over the last few years - particularly with the development of the retirement village. Perhaps there is new information available which will assist the people of Davistown.

Yours assistance would be much appreciated.

Yours sincerely,


.....
Mrs. D. Stanton
Secretary.

lwr 13/3/97

49 Mann Street, Gosford NSW 2250
PO Box 21, Gosford. DX 7211 Gosford
Telephone: (043) 258 222 Fax: (043) 232 477



Telephone: (043)25-8819

Please Quote: Mr Gary Poll:aw
926.10 R47665
24 March 1997

Davistown Progress Association
C/- Mrs D Stanton - Secretary
5 McCanley Street
DAVISTOWN NSW 2251

Flood levels - Davistown

Dear Mrs Stanton

I refer to your letter dated 2 March 1997 concerning predicted flood levels for Davistown.

In 1979 the Environmental Planning and Assessment Act implemented the identification of flood prone land along with other planning factors when considering development decisions. Councils were therefore encouraged to develop a Flood Policy which included identifying flood liable land in order to promote the reduction in impact of flooding on individual property owners.

At its meeting of 8 July 1980 Gosford City Council resolved to adopt a policy of "Guidelines for Development of Properties Requiring Minimum Floor Levels or in Floodways". The aim of this policy was to identify flood liable land in the 1% Annual Exceedence Probability (AEP) flood event and if this land was already subdivided (eg Davistown), set special measures regarding filling and minimum floor levels (MFL) so that it may be used without aggravating the flooding.

In 1981 a development application was lodged with Council for a subdivision in Davis Avenue, Davistown. As no Flood Study existed, Council wrote to the Department of Public Works requesting advice on flood levels for that subdivision.

The Department replied back stating that they believed from sound engineering knowledge and the available historical records that flood levels in Brisbane Water could reach RL 1.95 metres Australian Height Datum (AHD). This level is still being used today.

Therefore as a result of Council's Flood Policy the properties in Davistown were encoded on their S149 Certificates with a flood liable message in 1982.

At that time Council's MFL was RL 2.25 metres AHD. This level was 0.3 metres above the predicted flood level (ie RL 1.95 metres AHD). However on 5 June 1990 Council chose to increase the building freeboard from 0.3 metres to 0.5 metres and now uses a MFL of RL 2.45 metres AHD for properties affected by Brisbane Water flooding.

The drainage works referred to by the Association have primarily been designed for 10% and 5% AEP storm events (ie 1 in 10 year and 1 in 20 year respectively) which only cater for the more frequent



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storms. In the event of the 1% AEP flood, the current stormwater system would not cope and it is predicted that the majority of land in Davistown below RL 1.95 m AHD would be inundated by floodwaters.

I trust the above information is of assistance to your members.

Yours faithfully



Vic Tysoe

Manager - Flooding and Drainage

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