

Scenario 1

Table 4-1: Site Features – Risk Ratings for OWM Checklist

Site Address: Scenario 1
Owner and Applicant: Jo Bloggs
Council OWMS Reference: OWMS 2025-001

Site Feature	Data/ Observation	Risk Rating	Mitigation Measures	Notes
Geology/ regolith	Deep unconsolidated Late Pleistocene siliceous aeolian dune sands overlying Pleistocene barrier sands. The sands sometimes overlie weathered bedrock to depths of 1 – 5m on headlands.	Mod.		
Shallow bedrock	The sands sometimes overlie weathered bedrock to depths of 1 – 5 m on headlands. Site not on headland. Boreholes dug to >1.5m on Site.	Minor		
Rocks and rock outcrops (% of land surface containing rocks (floaters) >0.2m diameter)	No rock outcrop or surface rock observed, or expected, within the available EAA.	Minor		
Fill	No evidence of fill was observed within the available EAA.	Minor		
Landform	Linear planar within the available EAA.	Minor		
Slope %	~2-5% slope within the available EAA.	Minor		
Erosion potential	No erosion evident. Gentle slopes. Wind erosion hazard for exposed sand soils.	Minor to mod		
Run-on and upslope seepage	Site located on the western slopes of a relict sand dune. Minimal risk based on the gentle slope, sand soils and landform.	Minor		
Flood potential: Treatment	Reference: Flood Certificate No. Scenario 1. FPL2 1% AEP Year 2100 = 3m AHD FPL1 5% AEP = 1.9m AHD Treatment system vents, openings, and electrical components above 1 in 100-year flood contour	Minor		
Flood potential: EAA	EAA above 1 in 20-year flood contour	Minor		

Site Feature	Data/ Observation	Risk Rating	Mitigation Measures	Notes
Site drainage	No visible signs of surface dampness or moisture tolerant vegetation. Surface drainage expected to be generally vertical based on the gentle slope, landform and sand soils.	Minor		
Exposure	Maintained lawn with scattered trees and shrubs within the available EAA. Moderate to good wind and sun exposure.	Moderate		
Land area	Approximately 3,700m ² of available EAA is identified with the application of standard (DPIE, 2025) setbacks, excluding to groundwater bores (see Buffer Assessment).	Minor		
Buffer distance	See Buffer Assessment. Any surface flows would be over 100m before reaching the intermittent waterway to the northwest, or over 40m before reaching the pond in the northern section of the Site. Buffer to groundwater bore?			