



## FLOOD INFORMATION REQUEST – COMPREHENSIVE

**Property:** 95 Wimbledon Avenue, Narrabeen

**Lot DP:** 7//17768

**Issue Date:** 26/11/2019

**Flood Study Reference:** Narrabeen Lagoon Flood Study 2013, BMT WBM

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### **Flood Information for lot:**

#### **Flood Life Hazard Category – See Map A**

#### **1% AEP – See Flood Map B**

**1% AEP Maximum Water Level<sup>3</sup>:** 3.05 m AHD

**1% AEP Maximum Peak Depth from natural ground level<sup>3</sup>:** 2.34 m

**1% AEP Maximum Velocity:** 0.54 m/s

**1% AEP Provisional Flood Hazard:** High **See Flood Map E**

**1% AEP Hydraulic Categorisation:** Flood storage **See Flood Map F**

#### **Flood Planning Area – See Flood Map C**

**Flood Planning Level (FPL) <sup>1, 2, 3 & 4</sup>:** 3.6 m AHD

#### **Probable Maximum Flood (PMF) – See Flood Map D**

**PMF Maximum Water Level<sup>2</sup>:** 5.03 m AHD

**PMF Maximum Depth from natural ground level:** 4.31 m

**PMF Maximum Velocity:** 0.66 m/s

**PMF Flood Hazard:** High **See Flood Map G**

**PMF Hydraulic Categorisation:** Floodway **See Flood Map H**

## **Flooding with Climate Change (See Flood Map I)**

The following is for the 30% Rainfall intensity increase and 0.9m Sea Level Rise Scenario:

**1% AEP Maximum Water Level with Climate change<sup>1&3</sup>: 3.81 m AHD**

**1% AEP Maximum Depth with Climate Change<sup>3</sup>: 2.86 m**

**1% AEP Maximum Velocity with Climate Change<sup>3</sup>: N/A m/s**

## **Flood Risk Precinct – See Map J**

## **Indicative Ground Surface Spot Heights – See Map K**

<sup>1</sup>The flood information does not take into account any local overland flow issues nor private stormwater drainage systems.

<sup>2</sup>Overland flow/mainstream water levels may vary across a sloping site, resulting in variable minimum floor/flood planning levels across the site.

<sup>3</sup>Intensification of development in the former Pittwater LGA requires the consideration of climate change impacts which may result in higher minimum floor levels than those indicated on this flood advice.

<sup>4</sup>Vulnerable/critical developments require higher minimum floor levels using the higher of the PMF or Flood Planning Level

### **General Notes:**

- All levels are based on Australian Height Datum (AHD) unless otherwise noted.
- This is currently the best available information on flooding; it may be subject to change in the future.
- Council recommends that you obtain a detailed survey of the above property and surrounds to AHD by a registered surveyor to determine any features that may influence the predicted extent or frequency of flooding. It is recommended you compare the flood level to the ground and floor levels to determine the level of risk the property may experience should flooding occur.
- Development approval is dependent on a range of issues, including compliance with all relevant provisions of Northern Beaches Council's Local Environmental Plans and Development Control Plans.
- Please note that the information contained within this letter is general advice only as a detail survey of the property as well as other information is not available. Council recommends that you engage a suitably experienced consultant to provide site specific flooding advice prior to making any decisions relating to the purchase or development of this property.
- The Flood Studies on which Council's flood information is based are available on Council's website.

# FLOOD MAP A: FLOOD LIFE HAZARD CATEGORY



## Notes:

- Refer to 'Flood Emergency Response Planning for Development in Pittwater Policy for additional information on the Flood Life Hazard Categories and Pittwater 21 DCP Control B3.12.
- Cadastre Lines (Source: NSW Government Land and Property Information), flood levels/extents (Source: Ingleside, Elanora and Warriewood Overland Flow Flood Study (2019), WMAwater, Narrabeen Lagoon Flood Study 2013, BMT WBM) and aerial photography (Source Near Map 2014) are indicative only.

# FLOOD LEVEL POINTS



Note: Cadastre Lines (Source: NSW Government Land and Property Information), flood levels/extents (Source: Narrabeen Lagoon Flood Study 2013, BMT WBM) and aerial photography (Source: NearMap 2014) are indicative only.

## Flood Levels

ID	5% AEP Max WL (m AHD)	5% AEP Max Depth (m)	1% AEP Max WL (m AHD)	1% AEP Max Depth (m)	1% AEP Max Velocity (m/s)	Flood Planning Level (m)	PMF Max WL (m AHD)	PMF Max Depth (m)	PMF Max Velocity (m/s)
1	2.71	0.81	3.05	1.15	0.04	3.6	5.02	3.07	0.05
2	2.71	0.72	3.05	1.06	0.04	3.6	4.98	3.01	0.09
3	2.71	0.81	3.05	1.15	0.03	3.6	4.98	3.07	0.19
4	2.71	1.17	3.05	1.51	0.04	3.6	5.02	3.06	0.03
5	2.71	0.61	3.05	1.00	0.40	3.6	4.99	2.88	0.27
6	2.71	0.75	3.05	1.08	0.03	3.6	4.98	3.01	0.18

WL – Water Level

PMF – Probable Maximum Flood

N/A = no peak water level/depth/velocity available in flood event

**Climate Change Flood Levels** (30% Rainfall intensity and 0.9m Sea Level Rise)

<b>ID</b>	<b>CC 1% AEP Max WL (m AHD)</b>	<b>CC1 % AEP Max Depth (m)</b>
<b>1</b>	3.81	2.86
<b>2</b>	3.81	2.86
<b>3</b>	3.81	2.86
<b>4</b>	3.81	2.86
<b>5</b>	3.81	2.86
<b>6</b>	3.81	2.86

A variable Flood Planning Level might apply - 0.5m above 1% AEP max water level (for Mainstream flooding) or 0.5m above the 1% AEP max water level flow path extent with depth greater than 0.3m and 0.3m above the 1% AEP max water level flow path with depth 0.3m and less (for overland flow)

WL – Water Level

PMF – Probable Maximum Flood

N/A = no peak water level/depth/velocity available in flood event.

## FLOOD MAP B: FLOODING - 1% AEP EXTENT



### Notes:

- Extent represents the 1% annual Exceedance Probability (AEP) flood event.
- Flood events exceeding the 1% AEP can occur on this site.
- Extent does not include climate change.
- Cadastre Lines (Source: NSW Government Land and Property Information), flood levels/extents (Source: Narrabeen Lagoon Flood Study 2013, BMT WBM) and aerial photography (Source Near Map 2014) are indicative only.

# FLOOD MAP C: FLOOD PLANNING AREA EXTENT



## Notes:

- Extent represents the 1% annual Exceedance Probability (AEP) flood event + freeboard.
- Extent does not include climate change.
- Cadastre Lines (Source: NSW Government Land and Property Information), flood levels/extents (Source: Narrabeen Lagoon Flood Study 2013, BMT WBM) and aerial photography (Source Near Map 2014) are indicative only.



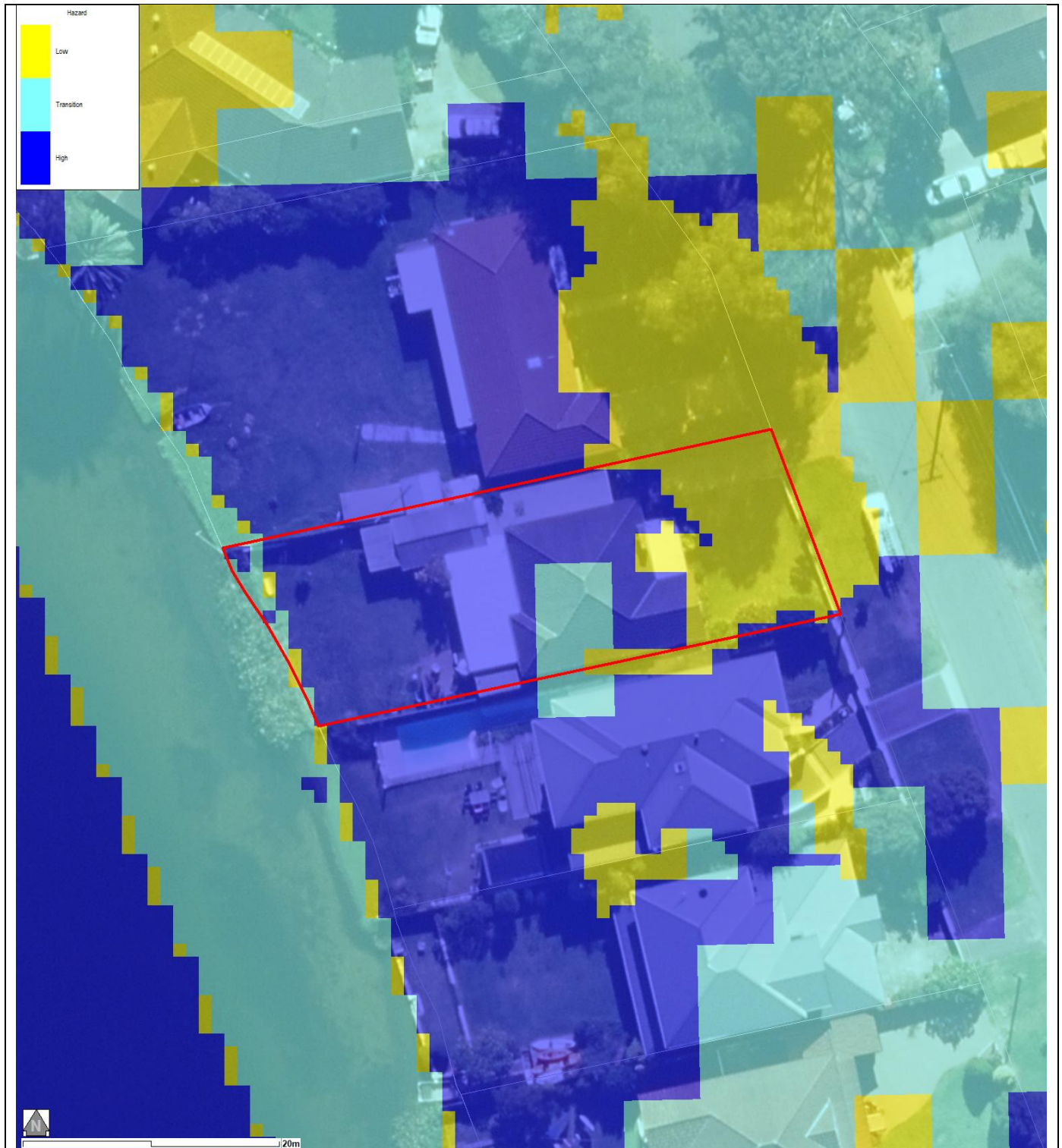
# FLOOD MAP D: PMF EXTENT MAP



## Notes:

- Extent represents the Probable Maximum Flood (PMF) flood event
- Extent does not include climate change
- Cadastre Lines (Source: NSW Government Land and Property Information), flood levels/extents (Source: Narrabeen Lagoon Flood Study 2013, BMT WBM) and aerial photography (Source: NearMap 2014) are indicative only

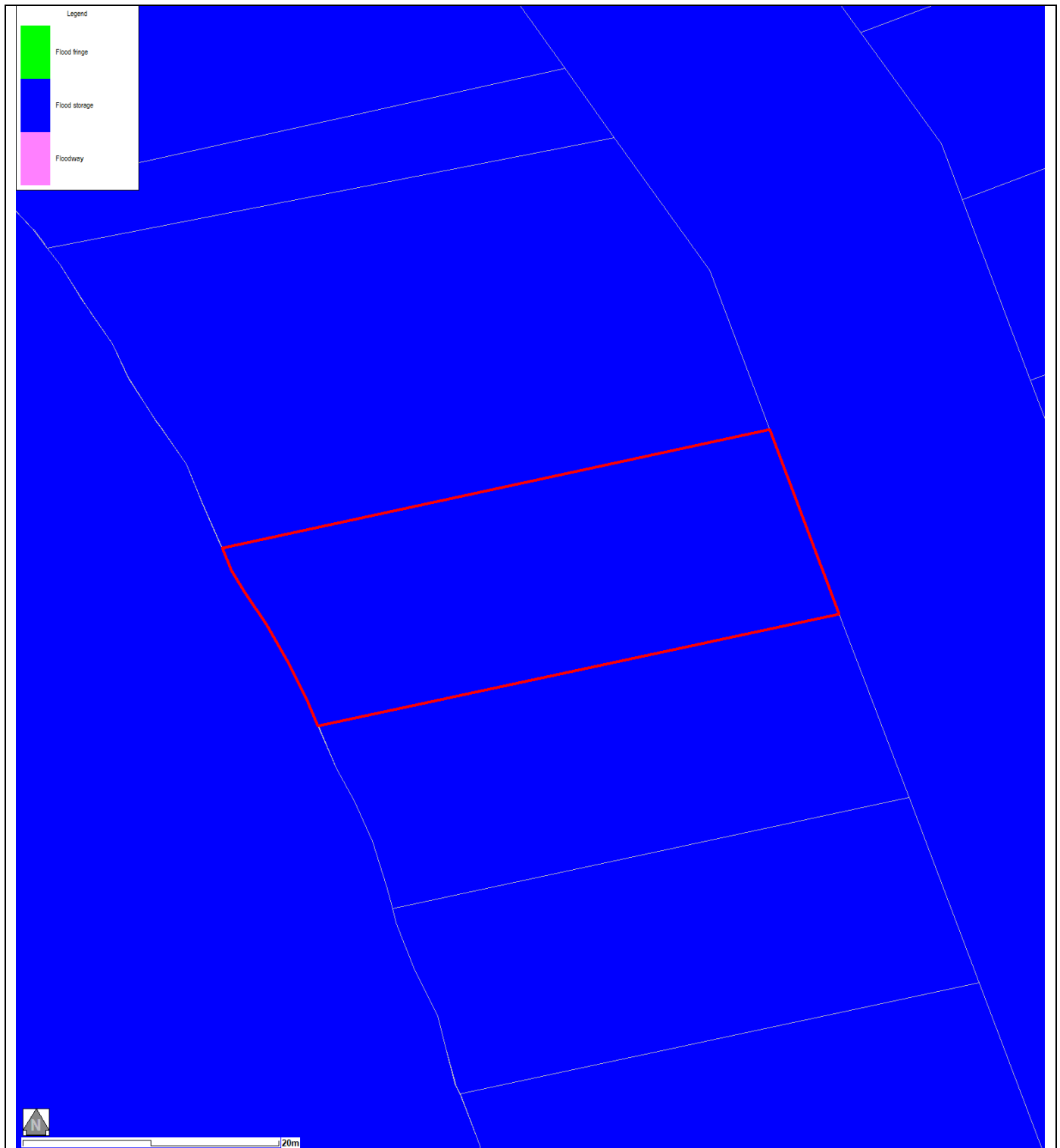
# FLOOD MAP E: 1% AEP FLOOD HAZARD EXTENT MAP



## Notes:

- Extent represents the 1% annual Exceedance Probability (AEP) flood event
- Extent does not include climate change
- Cadastre Lines (Source: NSW Government Land and Property Information), flood levels/extents (Source: Narrabeen Lagoon Flood Study 2013, BMT WBM) and aerial photography (Source: NearMap 2014) are indicative only

# FLOOD MAP F: 1% AEP FLOOD HYDRAULIC CATEGORY EXTENT MAP



## Notes:

- Extent represents the 1% annual Exceedance Probability (AEP) flood event
- Extent does not include climate change
- Cadastral Lines (Source: NSW Government Land and Property Information), flood levels/extents (Source: Narrabeen Lagoon Flood Study 2013, BMT WBM) and aerial photography (Source: NearMap 2014) are indicative only

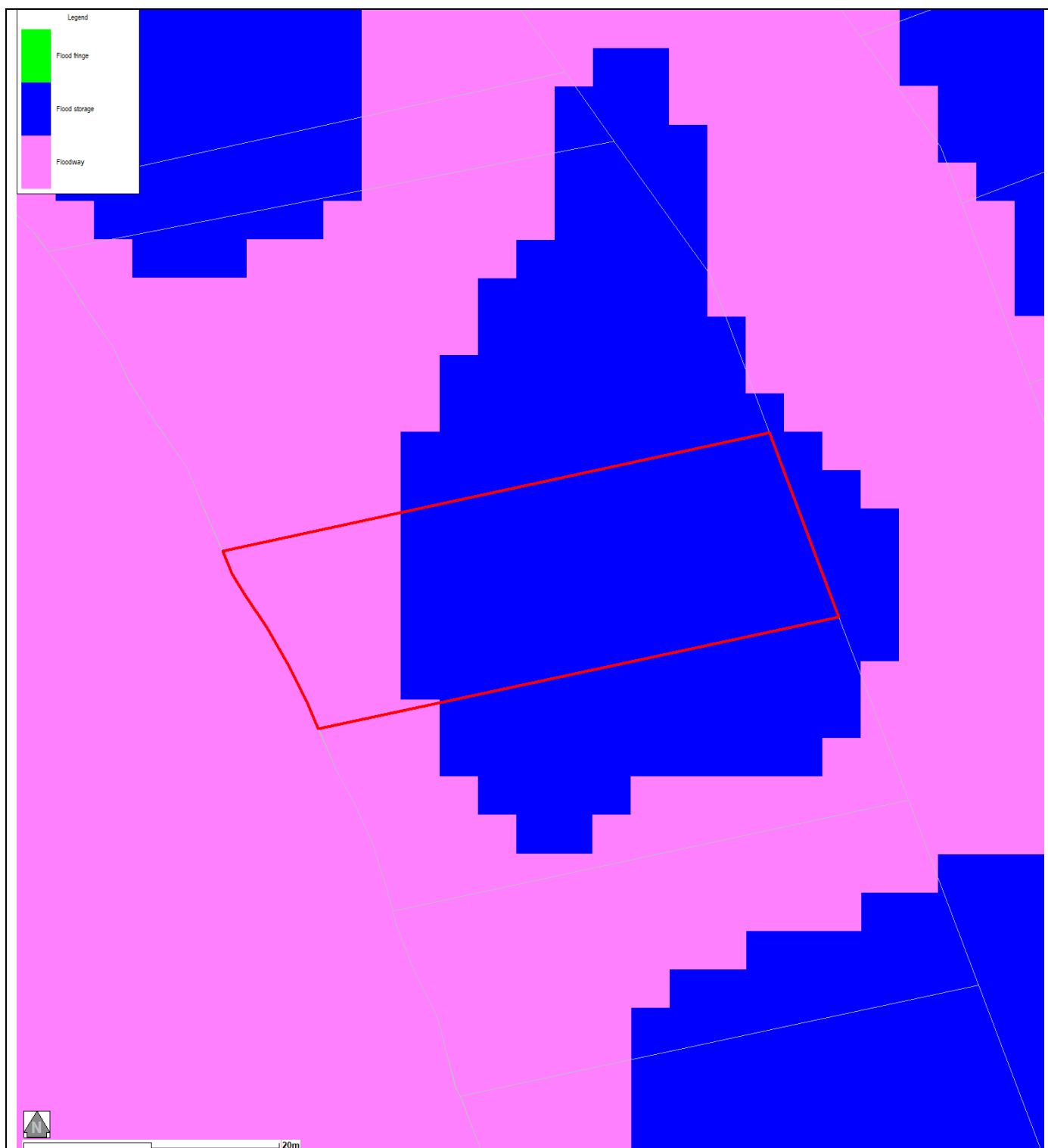
# FLOOD MAP G: PMF FLOOD HAZARD EXTENT MAP



## Notes:

- Extent represents the 1% annual Exceedance Probability (AEP) flood event
- Extent represents the Probable Maximum Flood (PMF) event
- Extent does not include climate change
- Cadastre Lines (Source: NSW Government Land and Property Information), flood levels/extents (Source: Narrabeen Lagoon Flood Study 2013, BMT WBM) and aerial photography (Source: NearMap 2014) are indicative only

# FLOOD MAP H: PMF FLOOD HYDRAULIC CATEGORY EXTENT MAP



## Notes:

- Extent represents the Probable Maximum Flood (PMF) event
- Extent does not include climate change
- Cadastre Lines (Source: NSW Government Land and Property Information), flood levels/extents (Source: Narrabeen Lagoon Flood Study 2013, BMT WBM) and aerial photography (Source: NearMap 2014) are indicative only

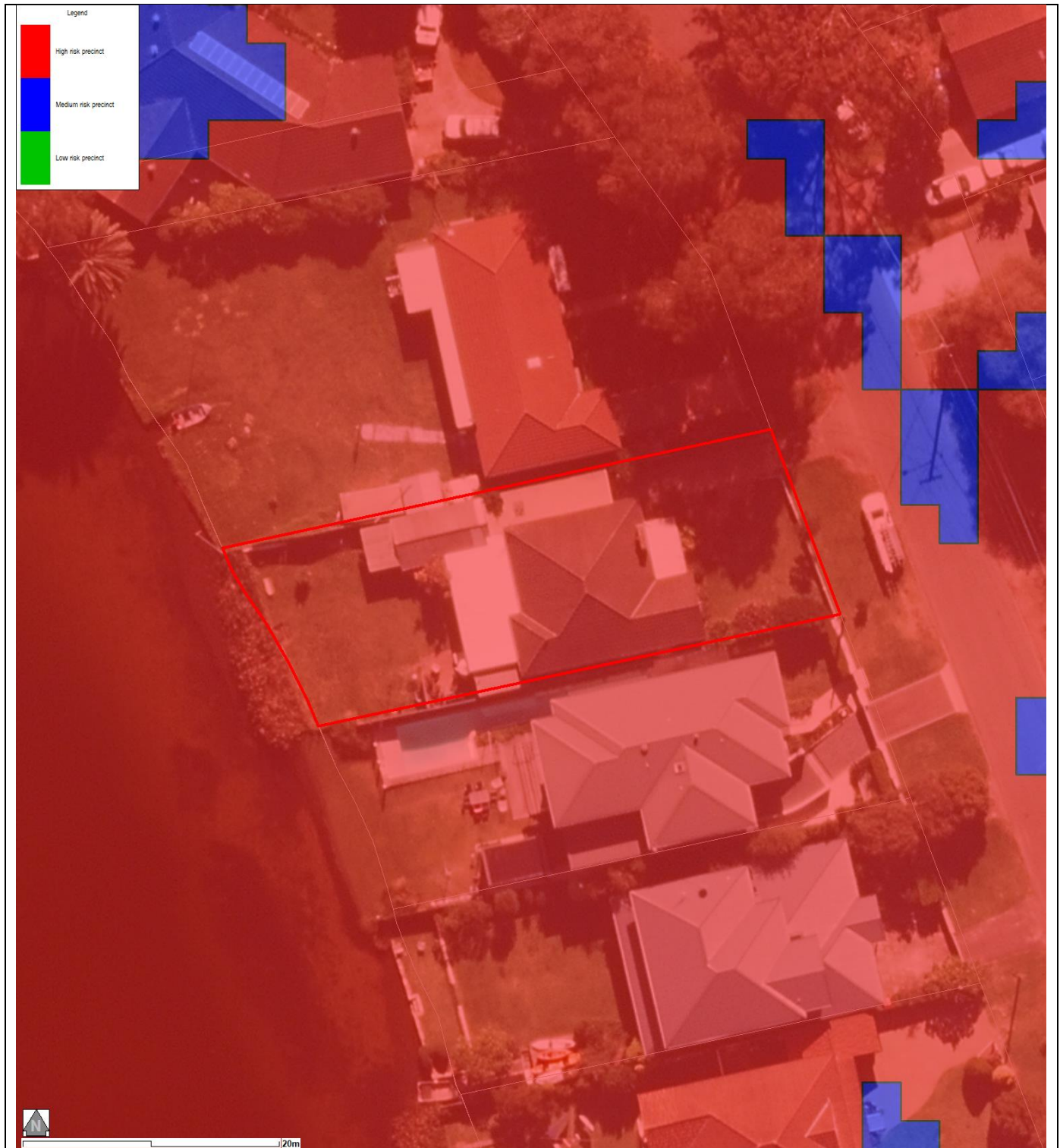
# FLOOD MAP I: FLOODING – 1% AEP EXTENT PLUS CLIMATE CHANGE



**Note:**

- Extent represents the 1% annual Exceedance Probability (AEP) flood event including 30% rainfall intensity and 0.9m Sea Level Rise climate change scenario
- Flood events exceeding the 1% AEP can occur on this site.
- Cadastre Lines (Source: NSW Government Land and Property Information), flood levels/extents (Source: Narrabeen Lagoon Flood Study 2013, BMT WBM) and aerial photography (Source: NearMap 2014) are indicative only

# FLOOD MAP J: FLOOD RISK PRECINCT MAP



## Notes:

- **Low Flood Risk precinct** means all flood prone land not identified within the High or Medium flood risk precincts.
- **Medium Flood Risk precinct** means all flood prone land that is (a) within the 1% AEP Flood Planning Area; and (b) is not within the high flood risk precinct.
- **High Flood Risk precinct** means all flood prone land (a) within the 1% AEP Flood Planning Area; and (b) is either subject to a high hydraulic hazard, within the floodway or subject to significant evacuation difficulties (H5 and or H6 Life Hazard Classification).
- Does not include climate change

# MAP K: INDICATIVE GROUND SURFACE SPOT HEIGHTS



**Notes:**

- The surface spot heights shown on this map were derived from Airborne Laser Survey and are indicative only.
- Accuracy is generally within  $\pm 0.2\text{m}$  vertically and  $\pm 0.15\text{m}$  horizontally, and Northern Beaches Council does not warrant that the data does not contain errors.
- If accuracy is required, then survey should be undertaken by a registered surveyor.



# **GUIDELINES for Preparing a Flood Management Report**

## **Introduction**

These guidelines are intended to provide advice to applicants on preparing a Flood Management Report. The purpose of a Flood Management Report is to help applicants measure and manage the flood risk to life and property on their site.

## **When is a Flood Management Report required?**

A Flood Management Report must be submitted with any Development Application on flood prone land, for Council to consider the potential flood impacts and controls. For Residential or Commercial development, it is required for development on land identified within the Medium or High Flood Risk Precinct. For Vulnerable or Critical development, it is required if it is within any Flood Risk Precinct.

Note that the flood extents shown on the mapping are indicative only. It is recommended that flood levels are compared to registered ground survey to more accurately determine the flood extent.

There are some circumstances where a Flood Management Report undertaken by a professional engineer may not be required. However, the relevant parts of the DCP and LEP would still need to be addressed, so as to demonstrate compliance. Examples where this may apply include:

- If all proposed works are located outside the relevant Flood Risk Precinct extent
- First floor addition only, where the floor level is above the Probable Maximum Flood level
- Internal works only, where habitable floor areas below the Flood Planning Level are not being increased

Note that development on flood prone land will still be assessed for compliance with the relevant DCP and LEP, and may still be subject to flood related development controls.

## **What is in a Flood Management Report?**

The aim of a Flood Management Report is to demonstrate how a proposed development will comply with the flood related development controls outlined in the relevant LEP and DCP clauses. The report must detail the design, measures and controls needed to achieve compliance, following the steps outlined below.

A Flood Management Report should reflect the size, type and location of the development, proportionate to the scope of the works proposed, and considering its relationship to surrounding development. The report should also assess the flood risk to life and property.

## **Technical requirements of a Flood Management Report**

The technical requirements of a Flood Management Report should include (where relevant):

### **1. Description of development**

The description of development should identify:

- Outline of the proposed development, with plans if necessary for clarity
- Use of the building, hours of operation, proposed traffic usage or movement
- Type of use, ie, critical, vulnerable, subdivision, residential, business, industrial, recreational, environmental or concessional

### **2. Flood analysis**

The flood analysis should include:

- Predicted 1 in 100 year flood level
- Flood Planning Level (FPL)
- Probable Maximum Flood (PMF) level
- Flood Risk Precinct, ie High, Medium or Low
- Flood Life Hazard Category (in former Pittwater Council area only)
- Mapping of relevant extents
- Flood characteristics for the site, eg depth, velocity, hazard and hydraulic category, and the impact these have on the proposed development

Note that if the property is affected by estuarine flooding or other coastal issues, these need to be addressed separately under the relevant DCP.

### 3. Assessment of impacts

The assessment of impacts should address the various elements of the relevant LEP and DCP. A simple compliance table should be provided, similar to the table one below.

	Compliance		
	Not Applicable	Yes	No
A Flood effects caused by Development			
B Drainage Infrastructure & Creek Works			
C Building Components & Structural			
D Storage of Goods			
E Flood Emergency Response			
F Floor Levels			
G Car Parking			
H Fencing			
I Pools			

Further details of what is required for each of these categories can be found in the *Development Control Plan for Flood Prone Land*.

For any of these categories which are applicable, the assessment should demonstrate how the development complies, or if it doesn't, provide an explanation of why the development should still be considered.

#### Reporting requirements for a Flood Management Report

The Flood Management Report should include:

- a) Executive summary
- b) Location plan, at an appropriate scale, that includes geographical features, street names and identifies all waterways and Council stormwater pipes, pits and easements
- c) Plan of the proposed development site showing the extent of the predicted 100 year, any high hazard or floodway conditions and the PMF flood event
- d) Development recommendations and construction methodologies
- e) Calculation formulae (particularly for flood storage)
- f) Clear referencing using an accepted academic referencing system (eg. Harvard)
- g) Analysis of development against relevant State Environmental Planning Policies
- h) Analysis of development against relevant Local Environment Plan and Policies
- i) Conclusion detailing key points
- j) Standard Hydraulic Certification (Form A/A1)
- k) Qualifications of author
- l) Any flood advice provided by Council
- m) Any other details which may be relevant

#### NOTE: Qualifications of Author

Council requires that the Flood Management Report be prepared by a suitably qualified Engineer with experience in flood design / management who has, or is eligible for, membership to the Australian Institute of Engineers.

For further information please contact Stormwater and Floodplain Team on 1300 434 434 or via email at [floodplain@northernbeaches.nsw.gov.au](mailto:floodplain@northernbeaches.nsw.gov.au)

# Attachment A

## NORTHERN BEACHES COUNCIL STANDARD HYDRAULIC CERTIFICATION FORM

FORM A/A1 – To be submitted with Development Application

Development Application for

Address of site: \_\_\_\_\_

Declaration made by hydraulic engineer or professional consultant specialising in flooding/flood risk management as part of undertaking the Flood Management Report:

I, \_\_\_\_\_ on behalf of \_\_\_\_\_  
(Insert Name) (Trading or Business/ Company Name)

on this the \_\_\_\_\_ certify that I am engineer or a  
(Date)

professional consultant specialising in flooding and I am authorised by the above organisation/ company to issue this document and to certify that the organisation/ company has a current professional indemnity policy of at least \$2 million.

### ***Flood Management Report Details:***

Report Title: .....

Report Date: .....

Author: .....

Author's Company/Organisation: .....

I: \_\_\_\_\_  
(Insert Name)

Please tick all that are applicable (more than one box can be ticked)

have obtained and included flood information from Council (must be less than 12 months old) **(This is mandatory)**

have followed Council's Guidelines for Preparing a Flood Management Report

have requested a variation to one or more of the flood related development controls. Details are provided in the *Flood Management Report*.

Signature .....

Name .....