

FLOOD INFORMATION REQUEST - COMMON

Property: 30 Windrush Avenue, Belrose

Lot DP: Lot 24 DP 241785

Issue Date: 21/12/2018

Flood Study Reference: Frenchs Creek Flood Study 2010, DHI

Flood Information for lot:

Flood Life Hazard Category – See Map A – Not applicable for this property

1% AEP – See Flood Map B

1% AEP Maximum Water Level³: 165.59 mAHD

1% AEP Maximum Peak Depth from natural ground level³: 1.05 m

1% AEP Maximum Velocity: N/A m/s

Flood Planning Area – See Flood Map C

Flood Planning Level (FPL)^{1,2,3 &4}: 166.09 m AHD

Probable Maximum Flood (PMF) – See Flood Map D

PMF Maximum Water Level²: 165.62 m AHD

PMF Maximum Depth from natural ground level: 1.08 m

PMF Maximum Velocity: N/A m/s

Flood Risk Precinct – See Map E

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

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

³Intensification 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.

⁴Vulnerable/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

****Not applicable for this property.**

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 B3.25.
- Cadastre Lines (Source: NSW Government Land and Property Information), flood levels/extents (Source: Frenchs Creek Flood Study) and aerial photography (Source Near Map 2014) are indicative only.

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: Frenchs Creek Flood Study) 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: Frenchs Creek Flood Study) and aerial photography (Source Near Map 2014) are indicative only.

FLOOD MAP D: PROBABLE MAXIMUM FLOOD EXTENT



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: Frenchs Creek Flood Study) and aerial photography (Source Near Map 2014) are indicative only.

FLOOD MAP E – 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).