STATEMENT FOR FLOOD

PROPOSED ALTERATIONS AND ADDITIONS
TO AN EXISTING RESIDENCE
AT

2 SYBIL STREET, NEWPORT

LOT 152 DP 16327

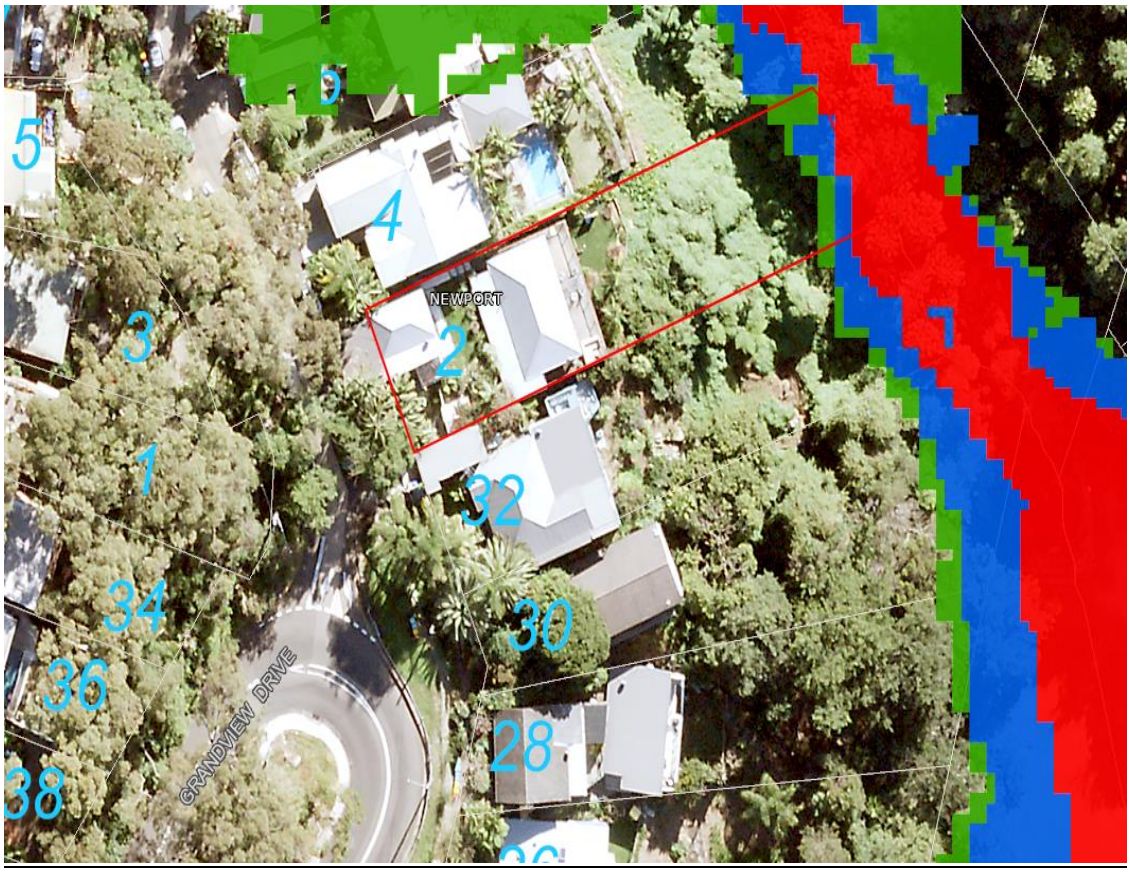
Prepared By JJDrafting

November 2020

The General Manager
Northern Beaches Council
Pittwater Area
PO Box 82
MANLY NSW 2095

Dear Sir

2 Sybil Street Newport – Flood letter for the proposed alterations and additions to an existing residence



. The site is mapped by the Northern Beaches Council "Pittwater LEP 2014" Flood hazard map with flood occurring due to the natural watercoarse located at the bottom and lowest point on the site, and located to the rear boundary. Refer to the above map. The flood hazard category for the natural water coarse is high, medium and low risk and affects the site where NO residential structures are located.

The residential structures are located at the top and to the front of the site closer to Sybil Street.

The proposed works consist of enclosing portion of the area below the upper floor timber deck, a new flat roof to the upper floor deck and internal modifications. Minor foundations will be required. There will be no excavation required.

Existing floor levels

Exsiting lower ground floor ----------RL37.09 (AHD)

Existing ground floor ----------RL40.28 (AHD)

The proposed lower ground floor addition will match the existing floor level at RL37.09 (AHD)

FLOOD ANALYSIS

NO flood information is deemed necessary.

Estimated top of bank RL16.0 (AHD)

Note: estimations were carried out by using topographical information.

There is approximately 20.0m difference of elevation between the existing property and the proposed addition above the watercourse .

The topographical features of the subject property, including the steeper slopes on either side of the water course limit the water rising further up into the side.

CONCLUSION

In our opinion the proposed alterations and aditions will not adversely affect the existing flood regime and is clear of the possible flood risk for the likely flood events.

JJDRAFTING

Jitka Jankovec