

Reference: 21075-L01-A1-FLOOD LETTER

17 November 2021

Ms Catherine Jia
Neoscape Pty Ltd
223 Liverpool Street,
DARLINGHURST NSW 2010

Dear Catherine,

11 BEATTY STREET, BALGOWLAH HEIGHTS OVERLAND FLOOD LETTER

Diversi Consulting has been engaged to prepare an *Overland Flood Letter* to support a Development Application (DA) submission for a residential dwelling development at 11 Beatty Street, Balgowlah Heights. The following is a summary of the assessments and review of available information undertaken to determine the permissibility of the proposed development on the site.

1 BACKGROUND

1.1 The Site

The subject site is 11 Beatty Street (Lot A DP373783) in the suburb of Balgowlah Heights within the Northern Beaches Council Local Government Area (LGA). The site is bound by Beatty Street to the north, and existing residential properties to the east, south and west. Refer **Plate 1.1**.

The site is approximately 684m² in area and generally grades at 7-8% to the north towards Beatty Street. An existing dwelling is located on the site which is to be demolished as part of the proposed development.

Review of survey information indicates an existing stormwater easement is located along the western boundary of the site. It is understood that a stormwater pipe is located within the easement, however the size of this pipe was not identified on survey.

The proposed development includes a new multi-level residential dwelling, including below ground garage and split level living areas. The existing pipe and easement are to be retained in their current form.



Plate 1.1 – Existing Site (Source: SIX Maps)

2 REVIEW OF AVAILABLE INFORMATION

2.1 Flood Hazard Mapping

Review of Councils flood hazard mapping has determined that the site is located within a **Low Flood Risk Precinct**. Refer **Plate 2.1** below.



Plate 2.1 – Northern Beaches Council Flood Hazard Map

It is understood that this flood hazard mapping was prepared as part of the *Manly to Seaforth Flood Study* (Cardno, 2019). This flood study was undertaken of the Manly to Seaforth area, including the site, to identify areas subject to overland flooding and to update Council's flood mapping to align with recent flash flood events that have occurred in the catchment. Detailed hydrologic and hydraulic modelling of the study area was undertaken by Cardno to prepare flood maps suitable to inform Council's Flood Risk Management Policy and planning.

Review of the flood mapping provided in this flood study has identified that the site is not flood affected during storm events up to and including the 1% Annual Exceedance Probability (AEP). However, during extreme flood events such as the Probable Maximum Flood (PMF), overland flooding is shown through the site. Refer **Plate 2.2**.

This supports the Flood Hazard Mapping classification of the site being within a Low Flood Risk Precinct.

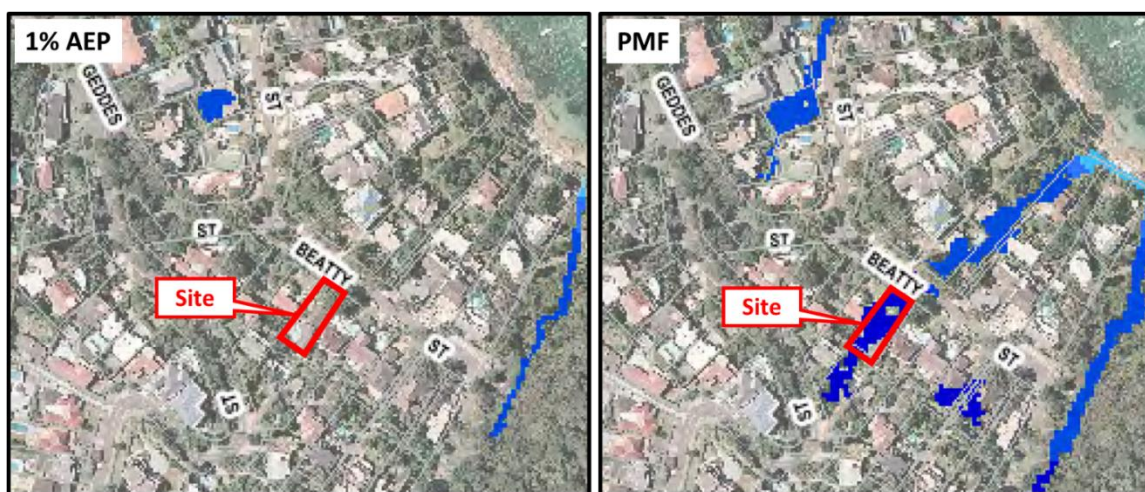


Plate 2.2 – Manly to Seaforth Flood Study Maps (Cardno, 2019)

2.2 Manly Development Control Plan 2013

Review of the **Manly Development Control Plan 2013** (DCP) has identified that the site is subject to the requirements of *Section 5.4.3 - Flood Prone Land*. Furthermore, as the site is classed as *Residential Use* within a *Low Flood Risk Precinct*, no flood prone controls are applicable for the development. Refer **Plate 2.3**.

		Low Flood Risk Precinct				
		Vulnerable & Critical Use	Residential Use	Business & Industrial Use	Recreational & Environmental Use	Subdivision & Civil Works
B	Building Components & Structural	B1 B2 B3				
C	Floor Levels	C2 C3				C5
D	Car Parking	D2 D7				
E	Emergency Response	E1 E2				E3

Plate 2.4 – Manly DCP Low Risk Flood Precinct Controls

3 CONCLUSION

Review of Councils flood hazard mapping and Development Control Plan has identified that no flood controls are imposed as the proposed development includes a Residential Use dwelling, is within a Low Flood Risk Precinct and the site is not affected by overland flooding in storm events up to the 1% Annual Exceedance Probability.

We trust that this information is sufficient to support the Development Application (DA) approval for 11 Beatty Street, Balgowlah Heights.

This report has been developed in accordance with Northern Beaches Council's requirements for the purposes of assessing the proposed development against Councils Flood Planning Controls. If you have any questions or require any clarifications please call me on (02) 8883 1113.

Yours faithfully

Diversi Consulting

A handwritten signature in blue ink, appearing to read "P. Diversi", with a long horizontal flourish extending to the right.

Phil Diversi

Director