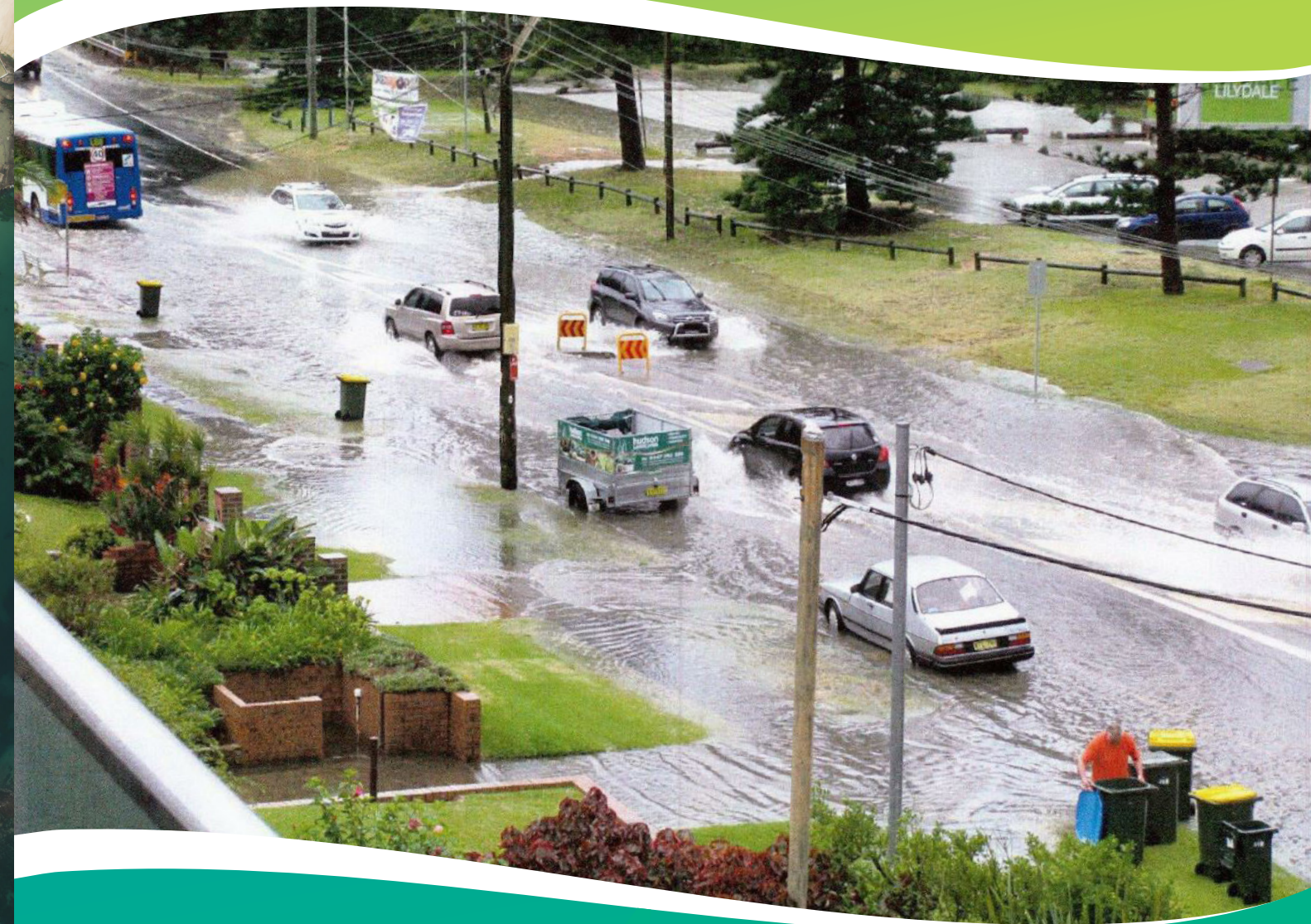


Legend

- Flood Planning Level extent
- Probable Maximum Flood extent



Community Guide: Draft Newport Flood Study March 2019



northern
beaches
council



Acknowledgements

The draft Newport Flood Study was prepared with financial assistance from the NSW Government through its Floodplain Management Program. This document does not necessarily represent the opinions of the NSW Government.



northern
beaches
council



Northern Beaches Council is responsible for the identification of flood prone land in the local government area. As part of this process, we've prepared the Draft Newport Flood Study.

This project outlines the existing and future flood behaviour in the study area. It considers current ground conditions in the catchment and the potential impacts of climate change. It uses the most up to date information and modelling techniques to determine overland flow flooding in the catchment.

The study area includes the whole suburb of Newport, part of Bilgola Plateau and a very small part of Clareville and Mona Vale. The catchment either drains to the Pacific Ocean to the east or Pittwater Estuary to the west.

The results of the study will update the flood information currently used by Council for planning. It will also provide a suitable foundation for the preparation of a floodplain risk management study for the catchment.

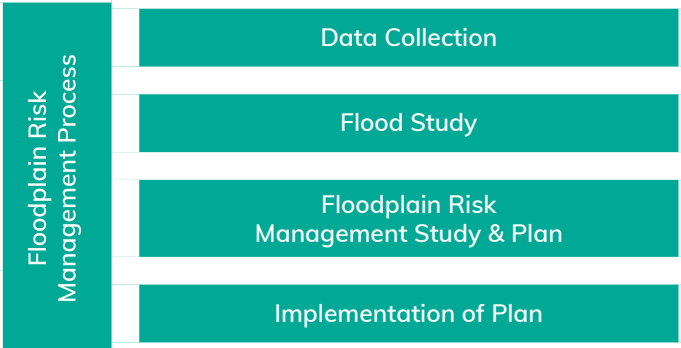
The draft study is on public exhibition until 9 April 2019.

Floodplain Risk Management Process

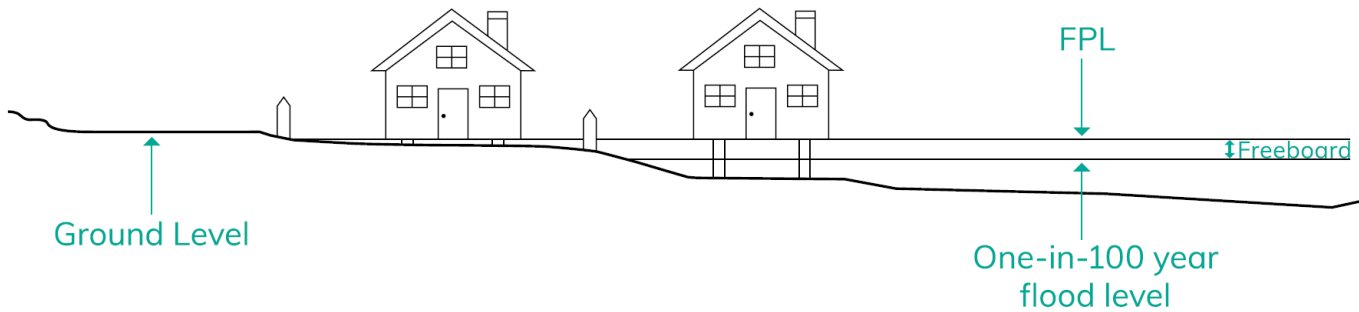
Under the NSW Government's Flood Prone Land Policy, councils have the primary responsibility for managing flood prone areas, with financial and technical support provided by the State Government.

Floodplain risk management considers the consequences of flooding on the community and aims to develop appropriate actions to minimise and mitigate the impacts of flooding.

The Flood Prone Land Policy specifies a staged approach to the floodplain management process . This study encompasses the first two stages.



Flood Planning Level



Where can I learn more?
The Newport Flood Study report can be found on Council's Your Say page at northernbeaches.nsw.gov.au/council/have-your-say , and is also available for viewing in hard copy at Council's Customer Service Centres and libraries.
You may book a 15 minute, one-on-one information session with a flooding specialist to discuss what the draft study means for you. Sessions will be held on the following days:

Tuesday 12 March, 11:30am - 3pm
Newport Community Centre
Monday 18 March, 4 - 7pm
Mona Vale Memorial Hall, Meeting Room
Friday 22 March, 2 - 5pm
Newport Community Centre
Saturday 23 March, 9:30am - 1pm
Newport Community Centre

Bookings are essential. To make a booking, please contact Patrick Stuart on **9976 1606** or email floodplain@northernbeaches.nsw.gov.au

How can I make a comment?
Community input is important, particularly for identifying local concerns and values, to help improve the decision making process.
You are invited to participate by providing comment:

Online northernbeaches.nsw.gov.au/council/have-your-say

Email council@northernbeaches.nsw.gov.au

Mail **Northern Beaches Council,**
 PO Box 82, MANLY NSW
 1655
 marked 'Submission – Draft Newport Flood Study'

Submissions close 9 April 2019.

How am I affected?
The Flood Study Map overleaf shows the extent of flood prone land, which is defined as the area affected by the Probable Maximum Flood (i.e. the largest flood that could conceivably occur). Properties affected by the Flood Planning Level (i.e. the 1% AEP or 1 in 100 year flood plus freeboard) are shaded on the map. Certain flood related development controls may apply to flood prone properties, for instance new development on residential property affected by the Flood Planning Level may be subject to minimum floor level requirements. For further information, visit northernbeaches.nsw.gov.au.

Frequently Asked Questions

What happens next?
Following completion of the public exhibition, the study will be updated based on community feedback and presented to Council for adoption. This will include a description of community consultation activities, including the topics and issues raised during the exhibition period as well as how they were addressed.

Why does Council study flooding?
NSW Local Governments have responsibility for identifying and then managing the risk to life and property from flooding, and have a duty of care to disclose this information to the community. Local Governments must act in accordance with the NSW Flood Prone Land Policy, which aims to reduce the impact of flooding and flood liability on individual owners and occupiers of flood prone property. One of the most important steps in this process is increasing our community's awareness of flooding so that people are better able to understand and plan for the flood risks they face.

The draft Newport Flood Study will replace a previous flood study of the Newport Town Centre (2002) and the Pittwater Overland Flow Flood Study (2013), which was the large-scale assessment of overland flow flooding in the former Pittwater area.

What areas are included in the Newport Flood Study?
The draft Newport Flood Study Map shows land that would be affected by the Probable Maximum Flood. Properties affected by the Flood Planning Level (i.e. the 1 in 100 year flood plus freeboard) are also shaded on the map. The study area includes the whole suburb of Newport, part of Bilgola Plateau and a very small part of Clareville and Mona Vale.

What is the Probable Maximum Flood?
The Probable Maximum Flood (PMF) is the largest flood that can occur. It is very rare.

What is a 1% AEP flood event?
A 1% Annual Exceedance Probability flood event is equivalent to a 1 in 100 year flood, which is a major rain event that occurs on average once every 100 years, i.e. there is a 1% chance of a flood of this size occurring at a particular location in any given year.

What is the Flood Planning Level?
The Flood Planning Level (FPL) is the height used to set floor levels for houses in flood prone areas. It is defined as the "1% AEP flood level" plus an appropriate freeboard (see explanation of 'freeboard' below). It is used for planning purposes, and land below the FPL is considered to be flood affected and therefore subject to flood related development controls. The FPL can be calculated as:

FPL = 1% AEP flood level + freeboard (typically 0.5m)

What is Freeboard?
Freeboard is included in the Flood Planning Level as a buffer, to account for factors such as unforeseen blockages, waves from vehicles (such as SES rescue trucks), other localised hydraulic effects and uncertainties in the modelling and determination of flood levels. Freeboard is typically 0.5m above a flood level, or for some areas of shallow flood depths a reduced freeboard of 0.3m may apply.

What does this mean for property owners?
For most people, there is nothing to do in response to this flood study, as there is no immediate change to the situation. However, property owners who are planning redevelopment of their property may need to take some additional steps as part of the consent process because flood related development controls may apply. This could include the requirement to have the floor levels of new residential development set at or above the Flood Planning Level.

My home is on a hill so why am I affected?
If there is significant rain at the top of the hill, the rain will run downhill through low lying gullies, channels and surface depressions. The speed and depth of floodwaters may be less at the top of the catchment than further down the hill, but still be significant enough to pose a risk.

What are Councils doing to manage flood risk?
Councils prepare Flood Studies and Plans according to the NSW Government's Floodplain Development Manual (2005), and implement associated recommendations with the financial and technical assistance of the NSW Government through its Flood Prone Land Policy. Land use planning through development controls is one of the most effective means of managing flood risk in the catchment. Council has implemented the Northern Beaches Flood Information Network which includes live rain gauges and lagoon water level gauges, which are used by government agencies during flood events and are publically available at: www.mhl.nsw.gov.au/users/NBFloodInfo. Council has also undertaken a range of targeted flood and coastal storm awareness programs for aged-care and childcare facilities.

Will this affect property values?
The results from this study will update flood information obtained from previous studies. Most properties identified in this study as flood affected have previously been identified as subject to some level of flood risk. Studies show that an actual flood event, rather than a

flood planning notation on a Planning Certificate, is more likely to have an effect on property values.

Will this affect my insurance premiums?
Individual insurance companies typically identify Flood Prone Land and assess risk through their own flood studies, analysis and flood mapping exercises, irrespective of whether Council has undertaken a flood study. These calculations are outside Council's control. The information is then used to set policies and premiums.

What should I do in the event of a flood?
If it is a life threatening situation call **000**. In the event of floods, storms or tsunamis, please contact the State Emergency Service (SES) on **132 500** or visit their website at ses.nsw.gov.au.

What can I do to prepare in case of a flood?
The State Emergency Service has a useful website providing advice on how to manage flood risk. Visit floodsafe.com.au for more information.

Where can I get information about flood levels on my property?

To talk with someone at Council about flooding, you can email Council at floodplain@northernbeaches.nsw.gov.au or phone **1300 434 434**.

If you need specific information on flooding for a particular property you can request a Flood Information Report. The Flood Information Report will help you to prepare information that is needed for any future Development Application.

Where can I find out about Council's flood related development controls?

Flood related development controls can be found on Council's website, in Clauses B3.11, B3.12 and B3.13 of the Pittwater 21 Development Control Plan, and Clauses 7.3 and 7.4 of the Pittwater Local Environment Plan.

