



Warringah Council's  
Community Guide to the  
Dee Why South Catchment  
Flood Study

June 2013



Warringah Council is carrying out a flood study to understand flood risks in the Dee Why South Catchment. The study includes areas draining to Dee Why Lagoon such as Dee Why Central Business District (CBD) and Narraweena. This is the first formal flood study undertaken in the catchment in line with the NSW Government's Flood Prone Land Policy.

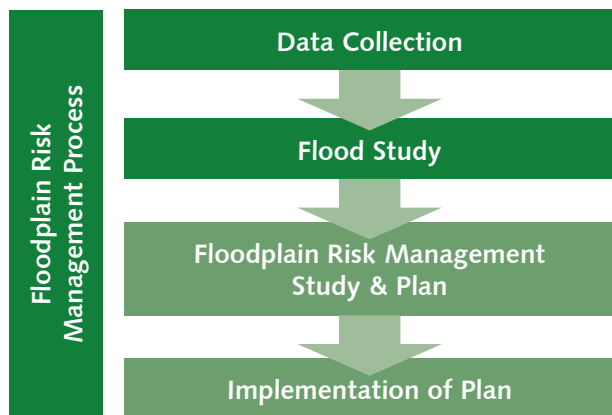
The study is on public exhibition from Thursday 30 May to Wednesday 19 June, 2013 and you are invited to have your say.

### Flooding in the Dee Why South Catchment

The main aim of the study is to understand current and future flood behaviour in the Dee Why South Catchment. Flooding in the Dee Why South Catchment mainly comes from significant catchment rainfall, although ocean inundation (tide and storm surge) may also have an impact under extreme circumstances.

### 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.



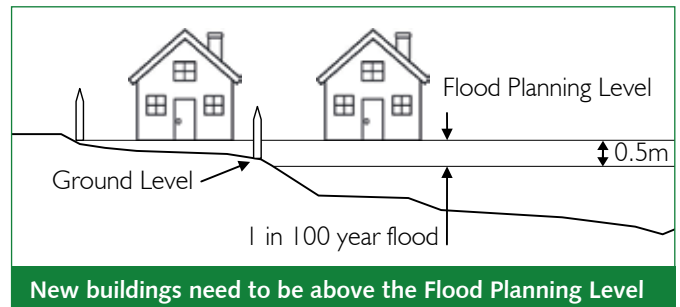
### What is flood prone land?

Flood prone land 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 (further explanation in FAQs)

### How am I affected?

Properties affected by the Flood Planning Level (i.e. the 1 in 100 year flood plus 0.5m freeboard, see image below and explanation in FAQs) are shaded on the map.



Certain flood related development controls may apply to flood prone properties. For example, residential properties affected by the Flood Planning Level may be subject to minimum floor level requirements.

### What happens next?

After the public exhibition of the draft Dee Why South Catchment Flood Study, all comments will be reviewed and final amendments made to the study. Once adopted by Warringah Council, the study will be used in the preparation of the Dee Why South Catchment Floodplain Risk Management Study and Plan.

The Floodplain Risk Management Study will outline what can be done to manage flooding in the Dee Why South Catchment, through the identification, assessment and comparison of various risk management options.

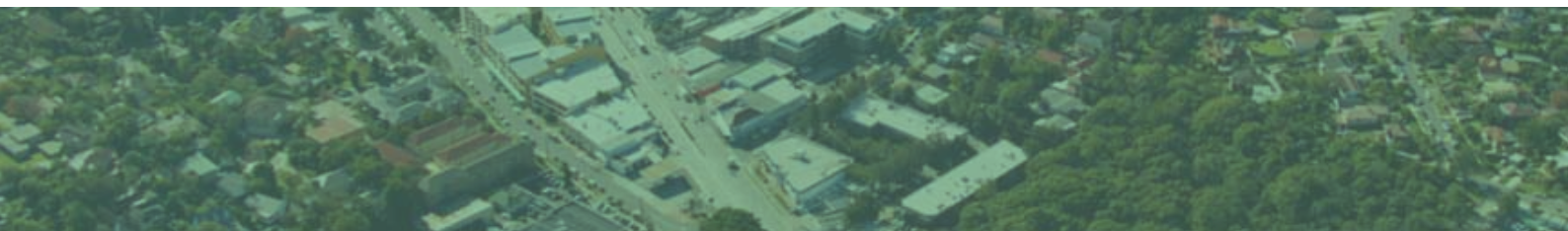
The Floodplain Risk Management Plan will contain a number of management measures and strategies. These will help guide and coordinate the responsibilities of government and the community in undertaking flood management works and initiatives. Preferred options will be publicly exhibited and subject to revision in light of community response.

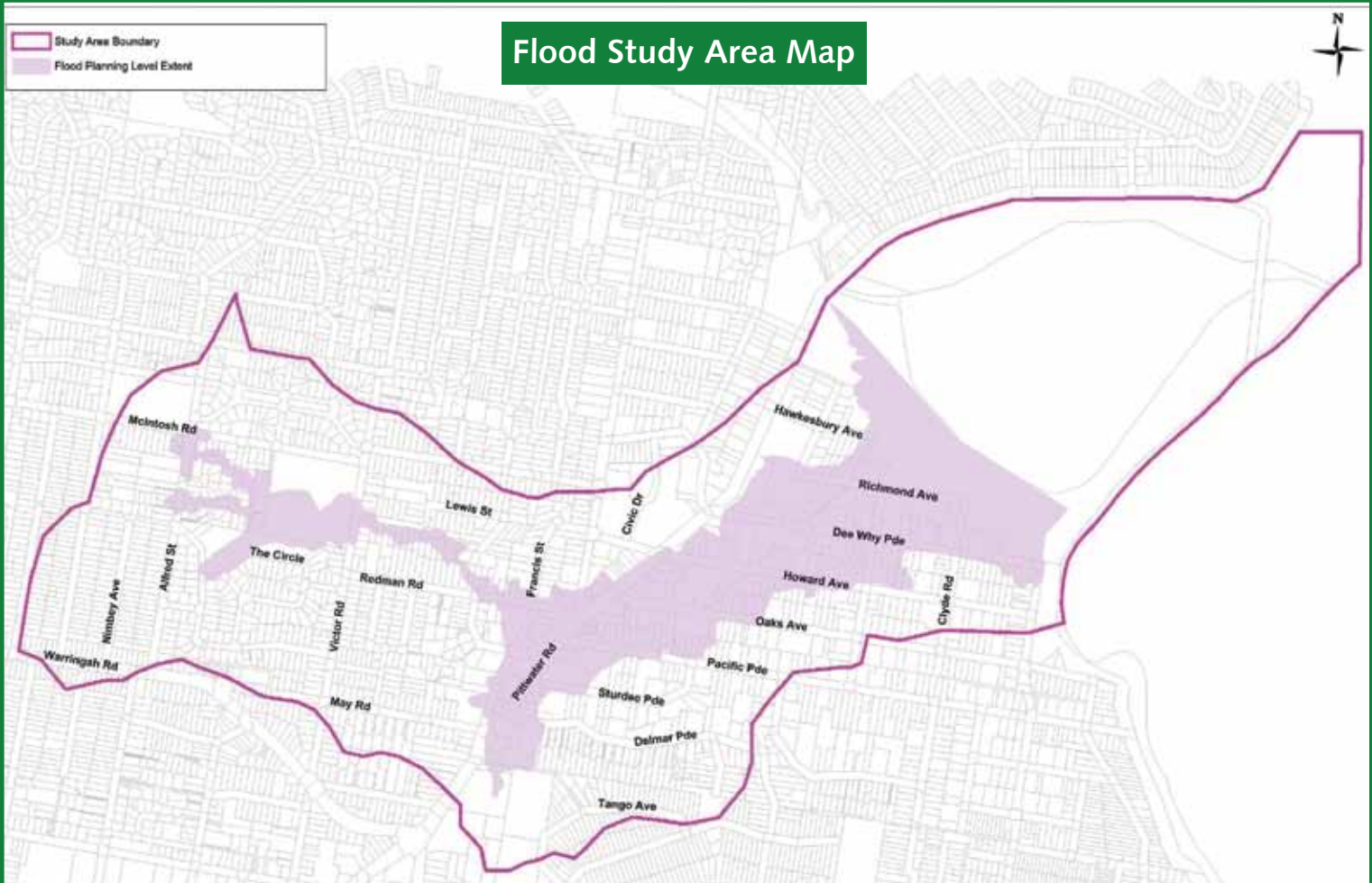
### Community Input

Community involvement in managing flood risks is essential for:

- raising awareness in the community about the potential for flooding in the catchment
- improving the decision making process
- identifying local concerns and values

As part of the community consultation, the draft Dee Why South Catchment Flood Study is on public exhibition from Thursday 30 May to Wednesday 19 June, 2013. You are invited to participate in the study by providing comment on the draft report, available from [warringah.nsw.gov.au](http://warringah.nsw.gov.au), Council's Civic Centre and Warringah Libraries.





## What can I do?

To make a submission on the draft Dee Why South Catchment Flood Study, write to Council's General Manager, marked 'Submission – Draft Dee Why South Catchment Flood Study'

Warringah Council  
 725 Pittwater Road  
 Dee Why NSW 2099

or email [council@warringah.nsw.gov.au](mailto:council@warringah.nsw.gov.au)

**Submissions close Wednesday 19 June 2013**

## Community information sessions

Warringah Council Civic Centre, Dee Why

Thursday 6 June: 6 - 8pm

Thursday 13 June: 6 - 8pm

Saturday 15 June: 10am - 12pm

Bookings essential on 9942 2381  
 or [duncan.howley@warringah.nsw.gov.au](mailto:duncan.howley@warringah.nsw.gov.au)



Pittwater Road, Dee Why 1947

## Frequently Asked Questions

### 1. 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.

### 2. Which areas are included in the draft Dee Why South Catchment Flood Study?

The Flood Study investigates flooding in the entire Dee Why South Catchment including the suburbs of Dee Why and Narraweena, with the Dee Why CBD located in its lower reaches.

### 3. Which areas could be flooded?

The draft Dee Why South Catchment Flood Study Area Map shows properties affected by the Flood Planning Level (i.e. the 1 in 100 year flood plus 0.5m freeboard).

### 4. What is a 1 in 100 year flood?

A 1 in 100 year flood 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. This does not mean that if a location floods one year, it will definitely not flood for the next 99 years. Nor, if it has not flooded for 99 years that it will necessarily flood the next year. Some parts of Australia have received a couple of 1 in 100 year floods within a decade of each other.

### 5. What is Freeboard?

Freeboard is included in the Flood Planning Level as a buffer, to account for factors such as wind, waves, unforeseen blockages, other localised hydraulic effects and uncertainties in the modelling and determination of flood levels. Freeboard is typically 0.5m above a flood level.

### 6. What does this mean for property owners?

For most people, there is nothing for you to do in response to this flood study, as there is no immediate change to your 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 apply. This could include the requirement to have the floor levels of new residential developments set at or above the Flood Planning Level and out of flood danger.

### 7. My property was never classified as 'flood prone' or 'flood liable' before, and now it is. Why?

A number of different investigations into flooding in this area have been undertaken since 1975. However, a formal flood study for the whole catchment in line with the NSW State Government's Flood Policy has never been undertaken. This will be the first flood study to formally notify owners of the flood risk for their property.

### 8. What are Councils doing to manage flood risk?

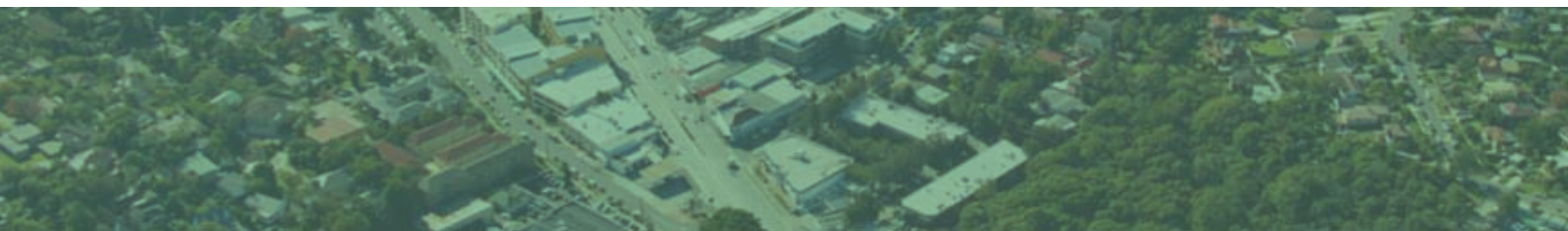
Councils prepare Flood Studies and Plans according to the NSW Government's Floodplain Development Manual (2005), and implement associated recommendations with the financial and technical assistance of the NSW Government through its Flood Prone Land Policy. Land-use planning through development controls is one of the most effective means of managing flood risk in the catchment. Additional flood mitigation measures in the catchment currently include: the management of the Dee Why Lagoon entrance, implementing a flood warning network and raising flood awareness in the community.

### 9. Will this affect property values?

An actual flood event, rather than a flood planning notation on a Section 149 Certificate, is more likely to have an effect on property values.

### 10. What is a Section 149 Certificate?

Section 149 Planning Certificates are issued in accordance with the Environmental Planning & Assessment Act 1979. They contain information on how a property may be used, and the restrictions on development. These are normally obtained when people are buying and selling properties. If a property is known to be flood affected, the Section 149 Certificate will state that flood related development controls apply.





Aerial views of the Dee Why South Catchment Flood Study area



### 11. 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. The information is then used to set policies and premiums. These calculations are outside Council's control.

### 12. 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](http://ses.nsw.gov.au).

### 13. 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](http://floodsafe.com.au) for more information.

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

Links to flood related development controls can be found at [warringah.nsw.gov.au](http://warringah.nsw.gov.au).

### 15. The map shows that only a small part of my block is affected so why have I been classified as flood prone?

The map highlights which property blocks will be affected by flooding. Development controls are applied to a whole block and cannot be split, regardless of flood extent, however, application of the control depends where on the block the proposed development is located, and what type it is.

### 16. My home is on a hill so why am I affected?

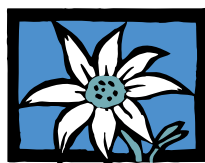
If there is significant rain at the top of the hill, the rain will run downhill through low lying gullies, channels and surface depressions. The speed of floodwaters and depths may be less at the top of the catchment than further down the hill, but still be significant enough to cause damage.

### 17. How was this flood study funded?

The draft Dee Why South Catchment Flood Study was carried out under NSW Government Floodplain Management Program, and is two-thirds funded by the NSW Government with Warringah paying the remaining third. This funding arrangement is also available for implementing actions and recommendations.

## Further information

The draft Flood Study Report and more Frequently Asked Questions can be found at [warringah.nsw.gov.au](http://warringah.nsw.gov.au)



Warringah Council



Office of  
Environment  
& Heritage

This project is supported by the NSW Government's Floodplain Management Program