

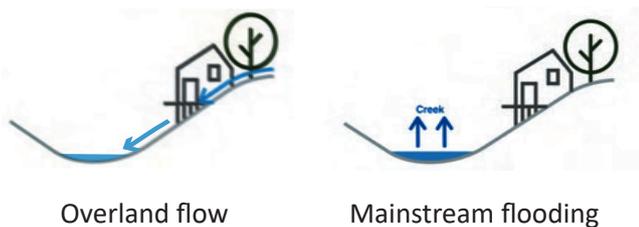
Flood planning and development in Waverley Council



The NSW State Government requires councils to manage the impacts of rainfall events on private and public land.

Flooding often occurs as the result of water overflowing a watercourse such as a lake, river or the ocean, but water that runs towards a watercourse is also considered a type of flooding. This type of flooding is known as overland flow.

Overland flow can be fast flowing and occurs during heavy rain events. This type of flooding is the main type of flooding that occurs throughout the Waverley Local Government Area (LGA) during heavy rainfall events.



Recent changes to flood planning in Waverley

In response to State Government changes in 2021, Council adopted new mapping and planning controls in March 2024. The changes help to ensure that the impacts of flooding associated with any new development or redevelopment are appropriately managed, particularly as the risk of extreme weather events increases as a result of climate change.

The changes classified different types of flood risk into low, medium and high categories (known as flood risk precincts) which align with State Government Policy.

What do flood planning controls mean for landowners?

The likelihood of a flood event hasn't changed, rather the flood maps are based on more accurate flood modelling that has evolved over time.

If your property is identified on Councils flood planning maps, any proposed development will have to consider the relevant flood planning controls. These controls cover things such as: floor level heights, structural soundness, safety of car parking and driveway access, fencing and the ability to safely evacuate during an extreme weather event.

A number of example scenarios are provided on the next page, for a full list of all flood planning controls, refer to the Waverley Development Control Plan (DCP).

Will the changes affect my property value and insurance premiums?

For the purposes of insurance, most water inundation that occurs in the Waverley LGA aside from Bronte Gully and Tamarama Gully should be considered as 'stormwater'. Research which was previously undertaken found that it was unlikely that the changes introduced in 2024 in Waverley Council would result in increased insurance premiums or reduced property prices.

The Insurance Council of Australia recommends speaking to your insurer if you believe a flood premium has been incorrectly charged.

Example scenarios for different types of development

Example	Planning considerations
1 Ground floor alterations with no change to the size of the footprint, and a first-floor addition in any flood risk precinct.	Generally, no controls would apply as the ground floor building footprint is not changing and the first-floor addition would be above the flood planning levels.
2 Alterations and additions to a third-floor apartment.	Generally, no controls would apply as the apartment on the third floor would already be above the flood planning level.
3 Ground floor extension where only a very small percentage of the lot is affected by a low flood risk precinct.	Generally, controls would not apply if the part of the lot affected was of a minor nature.
4 Rear ground floor extension of 40 square metres affected wholly by a medium flood risk precinct.	<p>Ground floor extensions less than 50 square metres are considered 'concessional development'.</p> <p>Habitable area floor levels are to be as close to the flood planning level as practical, however, Council will consider a floor level lower than the flood planning level for compatibility with the existing ground floor level.</p> <p>Any new structures should also use flood compatible and structurally sound materials and be designed as to not increase the impact of flooding to neighbouring properties.</p>
5 Knock down rebuild of dwelling house where the entire lot is affected by a high flood risk precinct.	<p>All controls are to be considered including, but not limited to:</p> <ul style="list-style-type: none">• Floor level to be above the flood planning level for habitable areas (i.e. living rooms, bedrooms etc).• The use of flood compatible and structurally sound materials and fencing.• Raised requirements for driveway entrances and garages.• The new development should be designed as to not increase the impact of flooding to neighbouring properties.

Where can I go for more detailed information?

To find out more information visit waverley.nsw.gov.au/floodplanning