

Relate to 2021/531117

We have reviewed the Stormwater Management Strategy for 159-167 Darley Street West, Mona Vale prepared by AECOM, dated 30th June 2021 and the Planning Proposal for 159-167 Darely Street West, Mona Vale by macroplan dated July 2020.

The review was undertaken in accordance with:

- Pittwater LEP 2014 Clause 7.4
- Pittwater 21 DCP B3.11 Flood Prone Land
- NSW Government Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005
- Direction 4.3 of the Local Planning Directions, Section 9.1(2) of the Environmental Planning and Assessment Act 1979

The planning proposal generally meets the flood controls in the LEP and DCP and Direction 4.3 of the Local Planning Directions. A full assessment however, can not be undertaken until the DA stage and would be subject to approval by the development engineers.

Medium density residential housing is proposed consisting of 2 residential flat buildings with a total of 38 apartments and 3 townhouses. A new private driveway provides access to the new under croft parking area under building B and the new townhouses.

The subject site is affected by Low Risk and Medium Risk flood hazards in accordance with Council's Flood Hazard Map adopted in 2019.

An existing overland flowpath traverses through the subject properties and continues towards Kunari Place (number 6, 8 and 10). The proposed proposal involves diverting approximately 70% of the peak 1% AEP flows arriving from the south east through a new shared access driveway to Darley Street West.

The diverted flows arrive at Darley Street West and subsequently discharge overland towards Mona vale golf course. The additional flows within Darley Street West will generally achieve flood depths and velocities that maintain the current flood risk hazard (h1 – h2).

The 1% AEP afflux mapping indicates an increase in depths by up to 40mm on Darley Street West and to the reserve to the north adjacent to the golf course where additional overland flows have been directed.

The post development flood modelling results indicate a reduction of flood depths for the 1% AEP event and PMF for 6, 8 and 10 Kunari Place ranging from 0.05 to 0.15m.

The proposed buildings (C ,D and E) have ground floor levels set at 1% AEP plus 500mm freeboard (4.91m AHD) associated with the diverted flows.

The ground floor levels of both building A and B are elevated above existing overland flow paths and not impacted by local flood depths.

Flood waters up to the PMF wold not enter the undercover parking area (under building B and the new townhouses) as it is set at the PMF level of 4.64m AHD.

A detailed flood evacuation plan or shelter in place details would need to be provided at the DA stage.

All buildings would be required to be designed and constructed as flood compatible buildings and have structural integrity up to the PMF.