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Our Reference: PDS13122019:42 Surf
Rd:CURLCURL

Natalie Nolan Planning
C/- 42 Surf Road,
Curl Curl, 2096

19/12/2019

Re: Modifications for Flooding Requirements at 42 Surf Road, Curl Curl.

Dear Natalie,

The owner of 42 Surf Road, Curl Curl (Lot 33 DP 5659 referred to as the *site*) plans to construct a new Dwelling. Northern Beaches Council (NBC) has determined that the *site* is a Medium to Low Risk Precinct. NBC DCP Section E11 applies to this development proposal.

This Flood Risk Management Report (FRMR) and Flood Emergency Response Plan (FERP) Reference PDS06092019:42SurfRd:Curl Curl dated 6th September 2019 (PDS 42S) was submitted for NBC consideration as part of the overall development application (DA). NBC Flood Response undated recommended refusal of the Development Application (DA2019/1051) based on the following issues:

1. The basement floor level (considered habitable) is below the Flood Planning Level (FPL). Consideration would be given if the basement is non- habitable and dry proofed (tanked) to the PMF level.
2. The carport is partially enclosed by three sides (50% openings). Consideration would be given if 2 or more sides are open.
3. There is a net loss of flood storage by the proposed development.

A prelodgement advice meeting held on the 11th July 2019. Flooding issues were discussed concerning the floor level of the carport were it was agreed to raise the level to 3.4m AHD.

In discussions with NBC Natural Environment Group Mr Patrick Stuart and Mr Steve Wyllie on 5th December 2019 the following was agreed:

1. The basement as detailed in Figure 7 (PDS 42S) is non-inhabitable. Definitions by Building Code of Australia (BCA) states '*these rooms apply to bathrooms, drying rooms, laundry and specialized rooms occupied infrequently*'. The basement is to be dry proofed to the PMF peak flood ie no flood waters can enter the basement during the peak of the PMF flood event.
2. The carport floor level is raised to 3.4 m AHD to the adjacent ground level and the sides are to be open.
3. The 2 cubic metres of flood storage loss at the peak of the 1%AEP flood can be compensated by modifications to the landscaping of the eastern end of the site. It should be noted that this area may be subject to a Section 88B Notice.

Based on the above discussions on the 5th December 2019 drawings prepared by Jeff Karson Designer were modified as shown in the attached Drawing Number A 3.02 Dated 12th December 2019. Note that the changes are shown in the red cloud. Landscape changes prepared by True Form Land Scape Architect 2018-033 is attached.

Im satisfied that the changes made to the plans will satisfy the NBC flood standard requirements.

Yours Faithfully,

Stephen Wyllie Bsc (Eng) FMA Member
Director