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Our Reference: PDS07112020:43PITTW:MANLY

Marston Architects
43 Pittwater Road,
Manly, 2095
07/11/2020

Re: Flood Management Report Addendum for 43 Pittwater Road, Manly

Dear Pip,

I refer a Development Application (DA 2019/1126) at 43 Pittwater Road Manly (Lot 4 DP 233249 referred to as the *site*) which was approved by Northern Beaches Council (NBC) on 13th December 2019. The approval was for a 3.2 m2 extension of the existing Dwelling as shown in Figure 1.

A Flood Management Report was prepared by Pittwater Data Services Pty Ltd Dated 15th September 2019(Ref:PDS15092019:43PITTW:MANLY) and submitted with the DA application. In essence the report stated that the proposal complies with Manly DCP Section 5.4.3 for a Medium Flood Risk Precinct considering the flood processes, configuration of the existing Dwelling and extensions design.

A revision of the original approved extension was designed by Marston Architects as shown in Figures 2 and 3. The revision includes:

1. The retention of the original approval (3.2m2) with a designated use of a Family/ Dining room
2. Widening the southern wall of the Family/ Dinning room (4.4m2)
3. Constructing a deck on the western side of the Dwelling (5.1m2)
4. Additional bedroom on First Floor Level (Figure 3).

Notes:

- All extensions are suspended floors on peirs.
- Habitable combined extensions area 7.6 m2. This includes 3.2m2 of the original approval (DA 2019/1126).
- Non habitable decking 5.1m2.
- First Floor Level above PMF (Figure 3).

The original Flood Management Report based on NBC flood standard, generated the Medium Flood Risk Matrix which showed that compliance was met for the proposal. Adopting the same process for the revised extensions, only two standards need to be reassessed. That is:

F4. This requirement allows for up to 30 m² extension of an existing room below the Flood Planning Level (FPL). The proposal is an extension of an existing room by 7.6m² (including approved 3.2m²)

A3 No net loss of flood storage: there is approximately 0.032m³ of loss of flood storage from the piers. This is imperceptible considering the overall flood storage of the *site* and the accuracy of the 1%AEP flood predictions and therefore flood depths on the *site*.

In conclusion, considering the flooding processes at the *site* the design of the additions to the Dwelling as detailed in Figures 2 and 3, it is my opinion the revised design and the Flood Action Plan as detailed in the original Flood Management Report, will satisfy NBC Manly DCP Section 5.4.3 requirements.

Yours Faithfully,



Stephen Wyllie Bsc (Eng) FMA Member

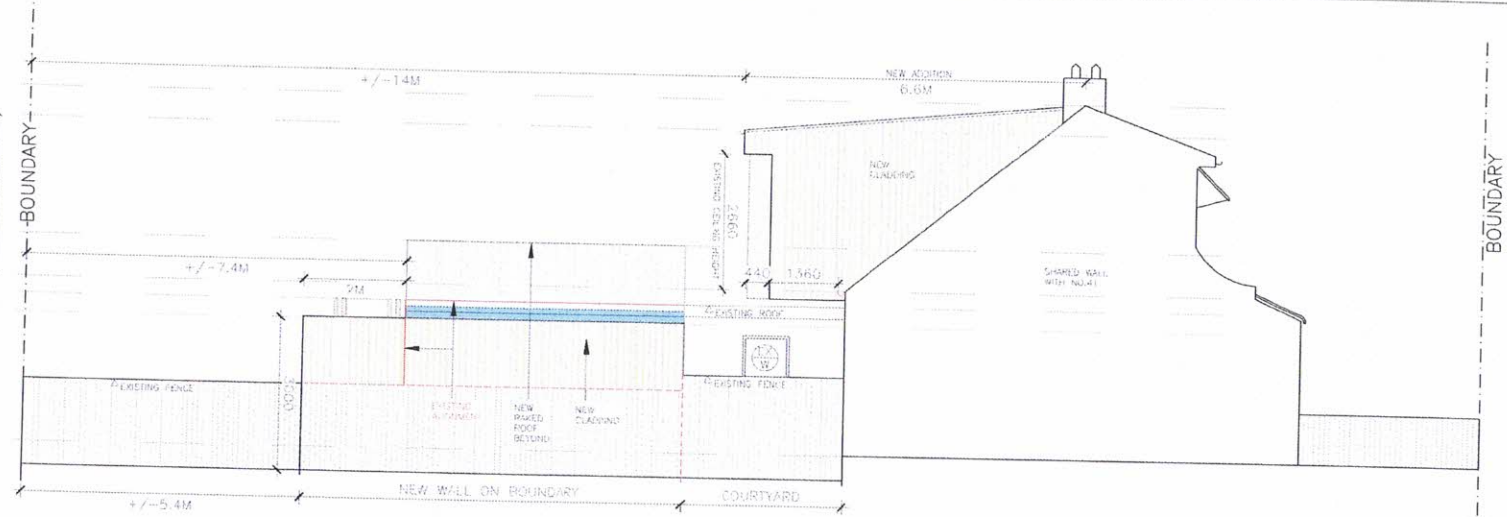
Director

2/11/2020

EXISTING RIDGE RL12.86
GUTTER LEVEL 1 RL12.3

RIDGE GROUND FLOOR RL10.0
EXISTING FFL 9.15
EXISTING RIDGE RL8.23
EXISTING PCL 8.445

EXISTING FFL 5.92

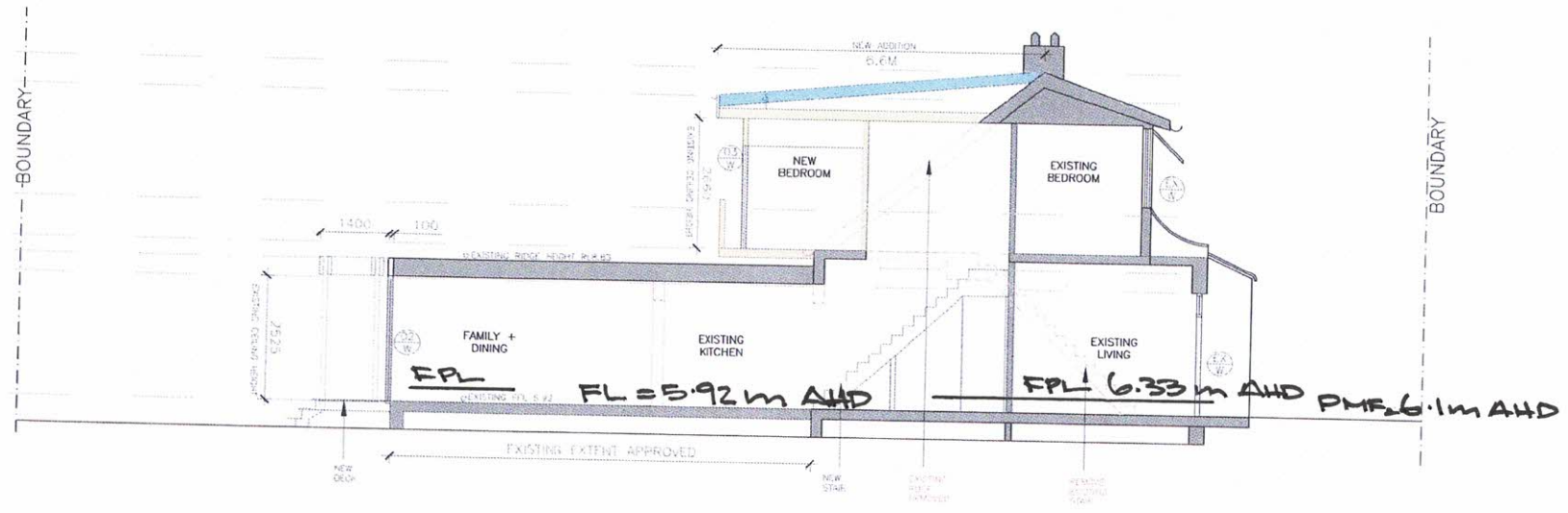


○ SOUTH ELEVATION
SCALE 1:100

EXISTING RIDGE RL12.86
GUTTER LEVEL 1 RL12.3

RIDGE GROUND FLOOR RL10.0
EXISTING FFL 9.15
EXISTING RIDGE RL8.83
EXISTING PCL 8.445

EXISTING FFL 5.92



○ SECTION 1
SCALE 1:100

NOTE:

DO NOT SCALE OFF DRAWINGS. BUILDER TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS AND TO NOTIFY ARCHITECT OF ANY DISCREPANCIES, OMISSIONS OR ERRORS PRIOR TO COMMENCEMENT OF WORK.

AMENDMENTS

15/12/2019 GA ISSUE NO. D43019/1126

LEGEND

| | | |
|---------------------|--------------------------|------------------------------|
| B BRICK | FW FLOOR WASTE | ■ PREVIOUSLY APPROVED |
| C CLUTBOARD | GD GATED DRAIN | □ PROPOSED BRICK |
| CL CLADDING | GL GLASS | □ PROPOSED CONCRETE |
| CON CONCRETE | HMU HOT WATER UNIT | □ PROPOSED GLASS |
| CS COMPRESSED SHEET | LV LOUVER | □ PROPOSED METAL DECK OR 24C |
| DN DOWNPIPE | TRB TIMBER BATTENS | □ PROPOSED TIMBER |
| DP DOWNPIPE | TRT TIMBER BATTEN SCREEN | |
| FOR FLOOR | TL TILE | |
| EX EXISTING | TR TOP OF WALL | |
| EXB EXISTING BLIND | VB VEGETATION | |
| F FLOOR | | |
| FNC STEEL FENCE | | |

FIGURE 3

SECTION 4.55 APPLICATION
43 PITTSWATER ROAD, MANLY
ALTERATIONS AND ADDITIONS
SOUTH ELEVATION AND SECTION

OCTOBER 2020
SCALE 1:100
DWG. NO. S4.55/02