

Our Reference: GO170386\BAK:kcb

Your Reference:

3 April 2019

Mr Brett Geary
P.G. Binet Pty Ltd
PO Box 519
EPPING NSW 1710

Dear Brett,

**Re: Proposed Residence
Flood Impact Assessment
Property: No. 47 Patrick Street, Avalon Beach
Client: Rozier**

We refer to your instructions in relation to this matter.

We also acknowledge receipt of copies of the following documents:

- Front fence application plan prepared by Binet Homes, Reference 1007, Sheet 1, Revision E, dated 7 March 2019.

We understand that a Development Application will be lodge with Northern Beaches Council for the erection of a fence on the front boundary of the subject site. In this regard, we refer to the details depicted on the above-mentioned plan.

We note that the proposed fence will be partly located within the Low Flood Risk Precinct, partly within the Medium Flood Risk Precinct, and partly outside the PMF extents. The purpose of this report is to provide technical comment in response to the flood related requirements of Pittwater 21 Development Control Plan Part B3.11, Clause 1.2. In this regard, we offer the following comments.

The 1% AEP flood level affecting the subject site occurs at RL 7.3 m AHD. The nature of flooding appears to be ponding within Patrick Street associated with the existing stormwater pit located near the western end of the proposed fence.

The existing surface levels in the vicinity of the proposed fence occur at approximately RL 7.2 m AHD, resulting in a 1% AEP flood depth of 0.1 m. On this basis, the Flood Planning Level (FPL) would be RL 7.6 m AHD. We have determined the PMF flood level occurs at RL 7.4 m AHD.

The proposed fence structure comprises of 350 mm square brick piers, with powder coated metal slats spanning between the piers. The lowest rail of the fence is depicted as being mounted up to 0.075 m above the existing ground level. Dimensions of the proposed slat width is approximately 0.075 m.



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Fencing is to comply with the requirements of Pittwater 21 Development Control Plan Part B3.11, Clause 1.2. In this regard, fencing is not to impede the flow of floodwaters or increase flood affectation of surrounding land. In accordance with the requirements of the Flood Prone Land Design Standard, fencing below 7.6 m AHD is to provide 50% to 75% of the fence area as openings. Openings must be large enough to permit a 75 mm diameter sphere to pass through.

Consequently, we have formed the view that the proposed fence will meet the intent of the prescriptive controls outlined within Pittwater 21 Development Control Plan Part B3.11, Clause 1.2 and Northern Beaches Council Flood Prone Land Design Standard.

Should you have any further queries in relation to this matter please do not hesitate to contact Bruce Kenny in our Central Coast office.

Yours faithfully

ACOR Consultants (CC) Pty Ltd

Per. 