



7 February 2025

REFERRAL RESPONSE – DRAINAGE

FILE NO: Development Applications: 557/2024/1

ADDRESS: 4 Manning Road DOUBLE BAY 2028

PROPOSAL: Demolition of existing structures and construction of a new 4 storey building for health services facility with basement car parking

FROM: Michael Casteleyn

TO: E Peedom

1. ISSUES

None.

2. DOCUMENTATION

I refer to the following documents received for this report:

- 24/242213 Document - Flood risk management report - DA2024/557/1 - 4 Manning Road DOUBLE BAY
- 24/242208 Plan - Architectural Plans - DA2024/557/1 - 4 Manning Road DOUBLE BAY

3. ASSESSMENT

The Development Application has been identified as possibly subject to flooding and is situated in an area that is included in the Double Bay floodplain catchment area.

The Development Application has been reviewed with regards to the flood protection objectives in DCP 2015 E2.3

- To minimise risk to people and property.
- To ensure that development does not cause flood levels to rise or exacerbate flooding on the surrounding floodplain.
- To ensure existing overland flow paths are maintained and to ensure new structures do not obstruct the free flow of floodwaters.
- To increase flood hazard awareness.
- To maintain Council's streetscape objectives in existing commercial and heritage areas.



4. RECOMMENDATION

Council's Drainage Engineer has determined that the proposal is satisfactory, subject to the following conditions:

A.1 Flood Protection

Before the issue of any construction certificate, the construction certificate plans and specifications required under clause 7 of the Development Certification and Fire Safety Regulation, must include a Flood Risk Management Plan on the basis of the Flood Planning Level (FPL).

The flood planning level must be based on a 1 in 100 year AEP flood level which varies across the site.

Flood protection is to comply with Woollahra DCP 2015, Part E General Controls for All Development, Chapter E2 –Stormwater and Flood Risk Management.

Notes:

The revised driveway profile, gradients and transitions must be in accordance with Australian Standard 2890.1, Part 1: Off-street car parking. The driveway profile submitted to Council must contain all relevant details: reduced levels, proposed grades and distances. Council will not allow alteration to existing reduced levels within the road or any other public place to achieve flood protection.

Condition Reason: To ensure the development incorporates flood inundation protection measures.

A.2 Special Conditions

- a. A permanent flood risk management plan shall be installed in a prominent area of the basement carpark,
- b. All fences traversing the over land flow path shall be designed to be flow through,
- c. The driveway entry shall be protected by an automatic mechanical flood barrier with the threshold set to the flood planning level of 4.68m AHD,
- d. All below ground construction shall be fully tanked,
- e. Emergency self-powered lights, indicating the safe exit to a flood free area above the probable maximum flood (PMF) shall be installed in the car parking area,
- f. The fire stair entry shall be protected by an automatic mechanical flood barrier with the threshold set to the flood planning level of 4.9m AHD,
- g. The pedestrian entries to the ground floor off Kiara lane shall be protected by an automatic mechanical flood barriers with the threshold set to the flood planning level of 5.85m AHD,
- h. The pedestrian entry to the ground floor off Manning Rd shall be protected by an automatic mechanical flood barrier with the threshold set to the flood planning level of 7.3m AHD,



- i. The pedestrian entry to the fire stair 1 off Manning Rd shall be protected by an automatic mechanical flood barrier with the threshold set to the flood planning level of 7.1m AHD,
- j. The pedestrian entry to the fire stair 2 off Manning Rd shall be protected by an automatic mechanical flood barrier with the threshold set to the flood planning level of 7.1m AHD,
- k. Flood compatible materials shall be used for all flood exposed construction,
- l. All flood exposed electrical wiring and equipment shall be waterproofed,
- m. All flood protection measures shall be inspected and certified as fit for purpose after construction is complete by an engineer experienced in flood mitigation,

Condition Reason: To ensure the development incorporates flood inundation protection measures.

Michael Casteleyn
Drainage Engineer

7 February 2025
Completion Date