

Engineering Referral Response

Application Number:	DA2022/0081
Date:	07/05/2022
To:	Thomas Prosser
Land to be developed (Address):	Lot A DP 404074 , 94 Toronto Avenue CROMER NSW 2099

Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m2 or
- Alterations to existing or new driveways or
- Where proposals affect or are adjacent to Council drainage infrastructure incl. watercourses and drainage channels or
- Torrens, Stratum and Community Title Subdivisions or
- All new Commercial and Industrial and RFB Development with the exception of signage or
- Works/uses in flood affected areas

And as such, Council's development engineers are required to consider the likely impacts on drainage regimes.

Officer comments

The application for a two lot subdivision and single dwelling house is not supported for the following reasons:

1)The application has not addressed Section 6.4 of Councils Water Management Policy for Development (Hydraulic Design Capacity) .Council's 750mm piped drainage system within the site is to cater for all storms up to and including the 5% AEP. If the existing drainage system is not designed for the 5% AEP then the drainage system will need to be upgraded by the applicant/developer to the 5% AEP capacity. The upgrading of Council's drainage system will be required prior to commencement of building works or during building construction. Hydraulic design plans and an accompanying report detailing the Council drainage system upgrade are to be prepared by a Civil Engineer registered on the NER. The Hydraulic design plans are to be submitted with the development application. Hydrological and Hydraulic technical guidelines as specified in Council's Engineering Design Specification - AUSPEC ONE are to be used in the preparation of the Hydraulic design plans and report. Upstream and downstream impacts are to be addressed to prevent increases in hydraulic flows and water surface levels. All habitable floor areas are to be set at or above the Flood Planning Level as defined in the DCP that applies to the location of the proposed development. Basement car parking entry levels, ventilation openings and other potential water entry points are also to be set at or above the Flood Planning Level as defined in the DCP .

2) As required by Council's water management policy for development a stormwater overland flow study is to be prepared to determine the impacts of overland flow and the proposed development/dwelling house. The overland flow study is to be prepared by a NER qualified civil engineer using the hydrological and hydraulic guidelines set down in Australian Rainfall and Runoff 2019 and Councils water management policy (section 6) and Auspec One . Councils preferred

hydrological/hydraulic model model is DRAINS .

3) Additionally a 3m wide drainage easement of the line of the existing Council 750mm stormwater line will need to be created in favor of Council as per the requirements of section 6.12 of the water management policy.

4) On site stormwater detention (OSD) is also to be provided for the proposed lots in accordance with Councils water management policy for development. A stormwater management plan is to be prepared detailing the provision of OSD for the proposed lots . A DRAINS model is to be submitted to Council for review.

Permeable right of carriageways(ROW)are not acceptable the Council as they cannot carry the design loads required for the ROW . The ROW is to be of reinforced concrete construction and designed to take loadings for a range of vehicles including firetrucks ,semi rigid trucks and concrete delivery vehicles.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Engineering Conditions:

Nil.