

Engineering Referral Response

Application Number:	DA2022/2105
Proposed Development:	Demolition works and construction of an industrial building with basement car parking and tree removal.
Date:	05/01/2024
To:	Thomas Prosser
Land to be developed (Address):	Lot 1 DP 120751 , 32 Orlando Road 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 proposal is for demolition works and construction of a new industrial development.

Stormwater

The submitted stormwater plans is unsatisfactory. As the site falls to the rear, the stormwater management for the site shall be in accordance with Section 5.5 of Council's Water Management for Development Policy.

The survey plan and the SEE report indicates that the site benefits from an existing interallotment drainage line. As such stormwater discharge shall be via the interallotment drainage easement benefitting the site. Evidence of an existing right to drain and demonstration that the interallotment drainage line has capacity to cater for additional flows shall be provided.

The stormwater plan has insufficient information for assessment of the OSD system. OSD shall be provided in accordance with Section 9.3.2.5. PSD shall be calculated on the maximum allowable impervious fraction of 0%. For all developments, the runoff from the site after development is not to exceed the runoff from the total site prior to the development for all storm durations for the 20% AEP, 5% AEP and a 1% AEP storm event.

Calculations are to be shown on plan including predevelopment flows, post development flows including bypass flows and areas draining to the OSD. The drainage for the driveway shall be directed

to the rear. Based on the proposed levels for the driveway there appears to be a trapped low point in the driveway at the front of Unit 1 which is to be avoided as the site falls to the rear easement.

The stormwater connection of the site appears to be where there is a proposed bathroom in the basement level which is not acceptable. This bathroom will need to be relocated to allow for access to the interallotment drainage line.

Access

Insufficient information has been provided for the access and driveway. The applicant shall provide engineering long sections at both edges of the proposed driveway to proposed upper and lower parking areas to ensure the boundary levels match exiting levels and no trapped low points are created within the site.

Additional Information submitted on 5/12/2023

Stormwater

The amended stormwater plan has been reviewed. There appears to be an inconsistency between the plan view and sections for the basement. The sections indicate pits in the basement level that are not shown in the plan view. It is concerning that there is no safe overland flow path and if there is a blockage the basement is likely to flood.

No levels or calculations are provided on the plans.

Amended stormwater plans required prior to further assessment.

Access

Previous comments have not been addressed.

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.