

Engineering Referral Response

Application Number:	DA2019/0912
To:	Kevin Short
Land to be developed (Address):	Lot 44 DP 232584 , 9 Wingara Grove BELROSE NSW 2085

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

General Information

The proposal submitted for council approval is to build a living area, kitchen and the bathroom at the rear of the existing dwelling house, and to add a new bathroom and bedroom to the south side and transform the existing entry to a single toilet. There is also proposal for a new carport in front of the existing garage.

According to the Council documents the property will be affected by 1% AEP flood and is categorised as "Medium risk precinct".

Flood Information:

1% Annual Exceedance Probability (1% AEP): RL 136.39 (See Flood Map A)

Flood Planning Level: 136.89m AHD

Proposed FFL: 136.91m (greater than 136.39 + 0.5 = RL 136.89)

Assessment comments

Development application is for alteration and addition for a single residential dwelling and do not require implementation of the OSD system.

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The proposal has included statement that an additional 17.5 m² will be drained into the existing storm-water system.

According to Clause F4 in Section E11 of Council DCP for Flood Prone Land states that -A one-off addition or alteration, below the Flood Planning Level (in this case 136.89) of less than 30 m² of the ground floor area for residential development may be considered only where it is an extension to an

existing room. Therefore, if the proposed additions and alterations are limited to 30m² it would be acceptable to keep them at the existing floor level of 136.66 m AHD.

This was acknowledged in the letter from Council sent to the Applicant on 29 April 2019 Ref 2019/231607 in Trim. It is confirmed that the proposed additions and alterations are **limited** to 30m². However, with a rough calculation of the altered and additional floor area with level below the Flood Planning Level it is noted that approximately 32 m² are identified. In my further consultation with James Leigh in regard of this issue it was concluded that it shall be approved by PCA and for that reason it shall be conditioned by Stormwater team.

In accordance with Clause F3 of Section E11, if the lowest floor has been elevated to allow the passage of flood waters, a restriction shall be imposed on the title of the land, pursuant to S88B of the Conveyancing Act confirming that the undercroft area is not to be enclosed.

The structure must be flood proofed to the Flood Planning Level.

Existing driveway is not proposed to be changed and according to the survey plan the existing levels are acceptable.

The proposal is recommended for approval subject to conditions.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

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Recommended Engineering Conditions:

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

No Access Through Adjoining Park/Reserves

Access to the site through an adjoining park/reserve is prohibited without the written approval of the Council.

Reason: To ensure protection of council parks/reserves.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Stormwater Disposal Certificate

The Applicant shall submit a certificate from a suitably qualified person that the storm-water drainage works have been constructed/installed in accordance with all relevant Australian Standards and Codes.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate.

Reason: To ensure appropriate provision for the disposal of storm-water arising from the development.