

Engineering Referral Response

Application Number:	REV2024/0016
Proposed Development:	Review of Determination of Application DA2023/1015 for Demolition works and construction of a dual occupancy (attached) and subdivision of existing allotment into two (2) Torrens title allotments
Date:	28/06/2024
To:	Nick Keeler
Land to be developed (Address):	Lot A DP 339924 , 6 Nield Avenue BALGOWLAH NSW 2093

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 revision application for a proposed dual occupancy and subdivision is not supported for the following reasons:

- 1) The stormwater engineer is to submit a DRAINS model for Councils review in accordance with Councils Water Management for Development policy.
- 2) The top water level of the OSD/ basin is to comply with Councils minimum freeboard requirements as follows:

9.9.3 Floor and Ground Levels All office, storage and habitable floor levels are to be set at a minimum of 300 mm above the maximum **design storage water surface** or surcharge flow path level, whichever is higher. All factory warehouse and garage floor levels are to be set at a minimum of 150 mm above the maximum design storage water surface and surcharge flow path levels.

The stormwater plan has only 140mm freeboard and needs to be increased to a minimum of 200mm.

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.