Engineering Referral Response

Application Number:	DA2024/0415
Proposed Development:	Alterations and additions to a dwelling house
Date:	07/05/2024
To:	Nick Keeler
Land to be developed (Address):	Lot 57 DP 11915 , 5 Woolgoolga Street NORTH 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 proposal is for alterations and additions to the existing dwelling.

Stormwater
The site falls to the rear and as such stormwater management shall be in accordance with Section 5.5 of Council's Water Management for Development Policy. Where an interallotment easement is not viable refusal of easement letters are to be provided.

The submitted stormwater plan with the proposal to discharge via an absorption system is unsatisfactory. Any proposed design for an absorption system must be based on a measured infiltration rate. However the Geotechnical Report by Acentgeo, dated 11/4/2024 indicates the presence of rock at shallow depths and further states" *Due to the shallow depth to bedrock (<450mm, where not already outcropping) a stormwater dispersion or absorption system is not considered to be feasible or appropriate within the rear yard of the site."*

Hence, where an easement is not viable an alternate method of stormwater disposal such as the level spreader design is to be considered. If a Level spreader design is proposed the following is to be addressed:

- The design shall be in accordance with Appendix 4 of Council's Water Management for Development Policy.

- Stormwater flows from the whole site are to be restricted for all storm events up to and including the 1% AEP storm event.
- Total discharge including bypass flows and controlled flows through the level spreader must not exceed the 20% AEP state of nature storm event.
- Concurrence from the Geotechnical engineer for the proposed design and location of the spreader.

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.