

Engineering Referral Response

| | |
|--|--|
| Application Number: | DA2018/0149 |
| To: | Daniel Milliken |
| Land to be developed (Address): | Lot 2211 DP 752038 , 60 Binalong Avenue ALLAMBIE HEIGHTS NSW 2100 Lot 2223 DP 752038 , 60 Binalong Avenue ALLAMBIE HEIGHTS NSW 2100 |

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 subject site is adjacent to a sag pit that carries a substantial amount of upstream stormwater. An overland flow study is required to determine the 1 in 100 year ARI water level in the open channel adjacent to the development site. Furthermore, the study is to consider the potential flooding of the site from the floodwaters on Nargong Road. Cross sections detailing the 1 in 100 year ARI water surface level are to be provided at appropriate intervals.

The flood levels of the receiving water must be indicated on the drainage layout plan (if applicable). Water surface profiles are to be detailed for the existing and proposed conditions for the development site as well as both upstream and downstream of the development site. The Hec-Ras computer program is preferred for this application.

The proposed development must comply with all requirements of Council's Section 9.3, Overland Flow of Council's PL 850 Water : Water Management Policy. Runoff from the developed site must not cause a detrimental effect on any property. This may require the retention (and possible expansion) of existing surface flow paths within the development site.

The 100 year ARI flood flow level must be established in AHD for the proposed future floor levels and basement entry levels which shall be a minimum of 500 mm above the 100 year flood level. This is to ensure that the proposed future dwelling and basement car parking areas are protected in major storm events. This requirement may alter the design of the proposed driveway crossing and level of the basement.

In accordance with the requirements of the SEPP, pedestrian access to the nearest bus stop must be

provided for the development. In accordance with this requirement, the applicant must provide a concept design for a concrete footpath from the pedestrian access point of the development to the existing footpath at the intersection of Maneroo Road and Allambie Road. The design must cater for the existing street trees, is to be 1.5 metres wide and be positioned at the edge of the existing kerb where practicable.

The proposed development cannot be supported due to insufficient information to address:

- Pedestrian access in accordance with clause C2 of Council's DCP and clause 4 (1) (c) of SEPP (Affordable Rental Housing) 2009.
- Overland flow requirements in accordance with clause C6 of Council's DCP.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.