

Engineering Referral Response

Application Number:	DA2022/1933
Proposed Development:	Construction of a dwelling house including swimming pool
Date:	10/02/2023
To:	Dean Pattalis
Land to be developed (Address):	Lot 127 DP 12315 , 52 Woodbine 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 subject site seems to be affected by overland flow. In this regard, the applicant is to submit a hydraulic report and model like HEC-RAS showing the 1% AEP stormwater flow over the subject site, prepared by appropriately qualified engineer. All calculations are to be carried out in accordance with the guidelines provided in "Australian Rainfall and Runoff", a publication of the Institution of Engineers Australia. All levels are to be shown in Australian Height Datum. It is to be noted that no development is permitted over council's drainage system which includes established 1 in 100 ARI storm water overland flow path for the subject site. The 1% flow must be established in AHD for the proposed future floor levels of the development which shall be minimum 500mm above the 100 year flood level. This is to ensure that the proposed development is protected in major events. Any overland flow mitigation measure to protect the proposed development from stormwater inundation must not exacerbate flooding for adjoining properties by diverting more flows to adjoining properties.

Development Engineering cannot support the application due to insufficient information to assess clause C6 of the DCP.

10/02/2023

The amended plan and flood report were provided.

The flood report needs to include the following additional information:

1. size of the catchment considered.
2. The overland flow/discharge through the subject property.
3. Difference mapping indicating pre development and post development flood regime.

Further, freeboard of 300mm is required for the garage floor level (FFL).

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.