



1 August 2024

## REFERRAL RESPONSE – DRAINAGE

**FILE NO:** Development Applications: 240/2024/1

**ADDRESS:** 80 Drumalbyn Road BELLEVUE HILL 2023

**PROPOSAL:** Demolition of the existing three (3) residential flat buildings and associated structures on the sites and the construction of a new residential flat building comprising 26 units, two swimming pools & landscaping with the sites consolidated

**FROM:** Michael Casteleyn

**TO:** Ms F Stano

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### 1. ISSUES

None.

### 2. DOCUMENTATION

I refer to the following documents received for this report:

- 24/114718 Document - Flood Risk Impact and/or Management Plan - DA2024/240/1 - 80, 82 & 84 Drumalbyn Road BELLEVUE HILL\
- 24/126961 Plan - Architectural - Complete Set - DA2024/240/1 - 80, 82 & 84 Drumalbyn Road BELLEVUE HILL

### 3. ASSESSMENT

The Development Application has been reviewed.

### 4. RECOMMENDATION

Council's Drainage Engineer has determined that the proposal is satisfactory, subject to the following conditions:

<b>D 1.</b>	<b>Flood Protection</b>  Before the issue of any construction certificate, the construction certificate plans and specifications required under clause 7 of the Development Certification and Fire Safety Regulation, must include a Flood Risk Management Plan on the basis of the Flood Planning Level (FPL).  <u>Flood Warning:</u>
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- a) A permanent flood risk management plan shall be installed in a prominent area of the basement carpark,

#### Fencing

- a) All fences traversing the rear over land flow path shall be designed to be flow through,
- b) The development shall be protected by a waterproof front wall designed to protect the development to the flood planning level

#### Below Ground Car parking

- a) The driveway entry shall be protected by an automatic mechanical flood barrier with the threshold set to the flood planning level of 56.8 m AHD,
- b) Permanent brass plaques shall be mounted adjacent to all automatic mechanical flood barriers explaining their purpose and operation,
- c) Emergency self-powered lights, indicating the safe exit to a flood free area above the probable maximum flood (PMF) shall be installed in the car parking area,

#### Floor levels

- a) The pedestrian entry shall be protected by an automatic mechanical flood barrier with the threshold set to the flood planning level of 55.3m AHD,
- b) All habitable floor level entry points shall be a minimum of 300mm above the adjacent ground level,

#### Flood Proof Material

- a) Flood compatible materials shall be used for all flood exposed construction,

#### Electricals

- a) All flood exposed electrical wiring and equipment shall be waterproofed,

#### Overland Flow Paths

- a) A permanent informative sign shall be mounted adjacent to the overland flow path indicating that the area is an overland flow path and must be kept clear and unobstructed at all times,

#### Certification

- a) All flood protection measures shall be inspected and certified as fit for purpose after construction is complete by an engineer experienced in flood mitigation,

Flood protection is to comply with Woollahra DCP 2015, Part E General Controls for All Development, Chapter E2 –Stormwater and Flood Risk Management.

#### **Notes:**



- The revised driveway profile, gradients and transitions must be in accordance with Australian Standard 2890.1, Part 1: Off-street car parking. The driveway profile submitted to Council must contain all relevant details: reduced levels, proposed grades and distances. Council will not allow alteration to existing reduced levels within the road or any other public place to achieve flood protection.

**Condition Reason:** To ensure the development incorporates flood inundation protection measures.

Michael Casteleyn  
Drainage Engineer

9 August 2024  
**Completion Date**