



6 November 2024

REFERRAL RESPONSE – DRAINAGE

FILE NO: Development Applications: 413/2024/1

ADDRESS: 488-492 Old South Head Road ROSE BAY 2029

PROPOSAL: Demolition of the existing buildings and construction of a new four storey mixed use building comprising a Woolworths supermarket at Ground floor and Level 1 and 13 residential apartments at Levels 1-3, three levels of basement car parking and associated services; site remediation; earthworks; landscaping; signage and siteworks.

FROM: Michael Casteleyn

TO: Ms L Samuels

1. ISSUES

None.

2. DOCUMENTATION

I refer to the following documents received for this report:

- 24/184034 Document - Flood Risk Impact and/or Management Plan - DA2024/413/1 - 488-492 Old South Head Road ROSE BAY Survey Plan,
- 24/192037 Plan - Architectural Plans - DA2024/428/1 - 72 Manning Road DOUBLE BAY Risk Management Plan.

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:

D	1.	Flood Protection
		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).



Flood Warning:

- a) A permanent flood risk management plan shall be installed in a prominent area of the basement carpark,
- b) A permanent flood risk management plan shall be installed in a prominent area frequented by the shopping centre employees,
- c) A permanent flood risk management plan shall be installed in a prominent lobby,

Fencing

- d) The development shall be protected by a waterproof wall/facade designed to protect the development to the flood planning level,

Below Ground Car parking

- e) The driveway entry shall be protected by a physical crest with the threshold set to the flood planning level of 12.7m AHD,
- f) The loading dock pedestrian entry shall be protected by an automatic mechanical flood barrier with the threshold set to the flood planning level of 12.8m AHD,
- g) The main loading dock entry shall be protected by an automatic mechanical flood barrier with the threshold set to the flood planning level of 12.8m AHD,
- h) Permanent brass plaques shall be mounted adjacent to all automatic mechanical flood barriers explaining their purpose and operation,
- i) 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

- j) The pedestrian entry to the lobby shall be protected by an automatic mechanical flood barrier with the threshold set to the flood planning level of 12.9m AHD,
- k) The main pedestrian entry from Old South Head Road shall be protected by an automatic mechanical flood barrier with the threshold set to the flood planning level of 13.2m AHD,
- l) The minor pedestrian entry from Old South Head Road shall be protected by an automatic mechanical flood barrier with the threshold set to the flood planning level of 13.2m AHD,
- m) Permanent brass plaques shall be mounted adjacent to all automatic mechanical flood barriers explaining their purpose and operation,

Flood Proof Material

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

Electricals

- o) All flood exposed electrical wiring and equipment shall be waterproofed or able to be quickly isolated,



Certification

- p) 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:

- q) 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

13 November 2024
Completion Date