

Report

To	Department of Planning – Jane Flanagan	Date	30 October 2009
From	Jonathon McLean	Reference	142461
Project Name	Barlings Beach Development		
Subject	Addendum - Drainage Strategy Report		

1 Introduction

This information is provided as an addendum to the previous Coomes document titled "Drainage Strategy Report – 21 February 2007.

The key components of the original strategy were the:

- Minor Drainage: an infiltration system
- Major Drainage: an overland flow system

2 Assessment

This assessment considers the increase in density based on the Barlings Beach – Revised Subdivision Overlay plan (OV-01rev.D) Sept 2009 and addresses the issue;

- "Will an increase in residential density affect the original drainage strategy with respect to the proposed infiltration system?"

2.1 Road Drainage

There is no change to the proposed strategy as the ratio of impervious area to pervious area has not altered.

2.2 Allotment Drainage

The original strategy was based upon the following:

- Average lot size of 720m²
- Impervious area per allotment of 300m²
- A 23m² per allotment rain-garden to infiltrate stormwater flows up to a 5 year ARI event

The individual allotment rain-garden was sized relative to the impervious area of 300m² and is generally not dependent upon a change in overall development density. For example if the development density increased by 20%, the average lot size may decrease to 576m² however the impervious area within this lot is very unlikely to increase beyond 300m².

Therefore the rain-garden size would remain at 23m² and the computations provided within the original drainage strategy would not need to change.

The only impact associated with an increase in density is that there will be more lots and therefore an equivalent increase in the number of 23m² rain-gardens that would be provided throughout the development.



3 Conclusion

Increasing the residential density will not affect the original drainage strategy (February 2007 report) with respect to the proposed infiltration system.

© CPG Australia Pty Ltd

The information contained in this document is intended solely for the use of the client identified on the report cover for the purpose for which it has been prepared and no representation is made or is to be implied as being made to any third party. Other than for the exclusive use of our client, no part of this report may be reproduced, stored in a retrieval system or transmitted in any form or by any means, electronic, mechanical, photocopying or otherwise, without the prior written permission of CPG Australia Pty Ltd.

CPG Australia Pty Ltd (Formerly Coomes Consulting Group) ABN 55 050 029 635 A subsidiary of Downer EDI Limited
24 Albert Road PO Box 305 South Melbourne Victoria 3205 Australia T 03 9993 7888 F 03 9993 7999 cpg-global.com