

Engineering Referral Response

Application Number:	DA2024/1835
Proposed Development:	Demolition works and construction of a residential flat building
Date:	05/03/2025
To:	Claire Ryan
Land to be developed (Address):	Lot 8 DP 3742 , 35 Fairlight Street FAIRLIGHT NSW 2094 Lot 20 DP 3742 , 10 Clifford Avenue FAIRLIGHT NSW 2094 Lot CP SP 20752 , 12 Clifford Avenue FAIRLIGHT NSW 2094 Lot 9 DP 3742 , 33 Fairlight Street FAIRLIGHT NSW 2094

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 proposed development includes the demolition of four existing dwellings and the construction of a multi-residential development.

A review of the submitted stormwater management plans indicates that the design is not in accordance with Council's Water Management for Development Policy. The following items must be addressed by the applicant's Civil Engineer.

1. The permissible site discharge (PSD) must be calculated on an impervious percentage of 35% or 250m² whichever is the lessor. The submitted design appears to be based on an impervious area of 35%.
2. There are no details of the volume of on-site stormwater detention (OSD) tanks proposed, or orifice sizes.
3. There are no sections through the detention tanks.
4. The outlet pipe connection appears to be into an existing Council pipeline in Clifford Avenue. It is unclear on the submitted survey plan if this pipe has been accurately located. In this regard it

is considered that the connection from the site be relocated into the existing Council stormwater pit in front of 12 Clifford Ave.

5. A review of the level of the connection into Council's pit indicates that the OSD tank may be drowned as the invert level of the tank is lower than the kerb level at the pit. In this regard the base of the tank will need to be raised to ensure the outlet is free draining.
6. A copy of the 'Drains' model is to be submitted.

The proposed driveway crossing is not shown on the plans off Clifford Avenue. A review of the proposed boundary level compared to the invert levels at the kerb indicate that the driveway crossing will be too steep and not in accordance with Council's Normal Profile. In this regard, the applicant must provide plans and sections through the proposed driveway crossing including existing and proposed levels to ensure compliance with Council's Normal profile. This may require adjustment of the grass verge and footpath on either side of the crossing which must be shown on the plans and sections. A copy of Council's Normal profile is available on Council's website.

Development Engineering cannot support the proposal due to insufficient information to assess stormwater and vehicular access in accordance with clauses 3.7 and 4.1.6 of the DCP.

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.