

Engineering Referral Response

Application Number:	DA2023/1782
Proposed Development:	Demolition works and construction of a dwelling house including swimming pool
Date:	21/02/2024
To:	Jordan Howard
Land to be developed (Address):	Lot 18 DP 16078 , 165 Headland Road NORTH CURL CURL NSW 2099

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 is on a Low Level Property. A geotechnical report has been provided. Vehicle crossing construction is proposed. The stormwater plans propose to discharge stormwater from the site through a downstream easement. The aforementioned easement is not shown on survey plans. The following amendments are required to submitted plans:

1. Provide evidence of drainage easement to discharge stormwater from site.
2. If such easement exists, provide survey evidence and engineering certification to confirm functionality of system. This may require CCTV analysis.

Engineering Comments 20.02.24

Stormwater management plans by PCE dated 16.02.24 show stormwater discharge to Headland Road. A pump is also used. The use of pumps is not supported. The Property is a Low Level Property. Stormwater discharge needs to be by gravity to the rear of site, in principle as shown on the stormwater plans by PCE dated 13.09.2023. The on-site detention system shown on these plans however is inadequate in size for a Low Level Property. The following advice is provided:

1. Easement acquisition is not seen as feasible due to the number of properties that would require traversal in order to reach the nearest street.
2. Geotechnical data indicates that due to the shallow rock, absorption is not feasible.
3. The applicant is required to design an on-site detention system to attenuate flows from the site back to the 20% AEP State of Nature Event in accordance with Appendix 2 of the Water Management for

Development Policy Version 2, 26 February. Provide a level spreader upstream of the existing gully at the rear of property. The proposed driveway only, may drain to the street without OSD. Undeveloped land on the other side of the gully at rear of site does not require connection to OSD and level spreader.

4. Provide DRAINS model to Council for perusal.

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.