

Engineering Referral Response

Application Number:	DA2019/1051
To:	Thomas Burns
Land to be developed (Address):	Lot 33 DP 5659 , 42 Surf 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

No OSD is required for the development as the subject site is less than 450 m². The site is located in a flood prone area. Proposed lower-ground floor/basement level is below the Flood Planning Level. New floor levels are required to be set at or above the Flood Planning of 4.0m AHD.

The proposed application cannot be supported by Development Engineering due to inconsistencies with Council's requirements for developing on flood prone land.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.