

Engineering Referral Response

Application Number:	DA2021/1463
Date:	07/06/2022
To:	David Auster
Land to be developed (Address):	Lot 17 DP 13900 , 33 Parr Avenue 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 proposal is for alteration and additions to the existing dwelling including a new carport and swimming pool.

Access

Insufficient information has been provided with regard to the proposed access driveway. The Applicant shall provide a long-section at both edges of the proposed access driveway, showing existing and proposed levels, to the proposed carport and demonstrate compliance with AS2890. The driveway shall incorporate one of Council's standard vehicle crossing profiles

Stormwater

The site falls to the rear and as such the stormwater management for the development shall be in accordance with of Council's Water Management for Development Policy Clause 5.5: Stormwater Drainage from Low Level Properties. All stages are to be satisfied. Where an easement is not feasible, an easement refusal letter shall be provided.

Other methods of disposal such as a charged system will only be considered when the methods listed in the Clause 5.5.1.2 are not feasible. It is unclear if any of the options have been investigated.

Where the charged system is the only option the connection to the council system will need to be at the frontage of the property via the construction of a standard kerb inlet pit at the frontage of the site and extending the council system from the existing council pit.

The proposed application cannot be supported by Development Engineering due to lack of information to address:

- *Vehicle access for the development in accordance with clause C2 Traffic, Access and Safety.*
- *Stormwater drainage for the development in accordance with Council's Water Management for Development Policy.*

Additional Information Provided on 19/4/2022

Access

The previous comments have not been addressed. The Applicant shall provide engineering long-section at both edges of the proposed access driveway, showing existing and proposed levels, to the proposed carport and demonstrate compliance with AS2890.1. The driveway shall incorporate one of Council's standard vehicle crossing profiles. The proposed levels for the carport are to be shown on plan.

Stormwater

The stormwater plan proposes to discharge via a level spreader. The design of the level spreader shall be in accordance with Appendix 4 of Council's Water Management for Development Policy. Stormwater flows from the whole site are to be restricted for all storm events up to and including the 1% AEP storm event. Total discharge including bypass flows and controlled flows through the level spreader must not exceed the 20% AEP state of nature storm event.

Additional Information Provided on 3/6/2021

Stormwater

The amended stormwater plan and drains model have been reviewed. The stormwater plan is satisfactory subject to conditions.

Access

The previous comments have not been addressed. The Applicant shall provide engineering long-section at both edges of the proposed access driveway, showing existing and proposed levels, to the proposed carport and demonstrate compliance with AS2890.1. The driveway shall incorporate one of Council's standard vehicle crossing profiles. The proposed levels for the carport are to be shown on plan.

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.