

Engineering Referral Response

Application Number:	DA2020/1755
Date:	09/02/2021
To:	Alex Keller
Land to be developed (Address):	Lot 82 DP 5539 , 3 Curl Curl Parade CURL CURL NSW 2096

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

9/02/2021: With reference to Stormwater Management Plan prepared by Greenwood Consulting Engineers, drawing number SW01 to SW05, Job No 2020127, and dated 18/9/2020, In addition to OSD the Engineer is to provide rainwater tank as per BASIX Report.

But before Council consider this amendment applicant is advised as below:

a) The Stormwater drainage for the site shall demonstrate compliance with Council's Warringah Water Management Policy, particularly Stormwater Drainage from Low Level Properties Technical Specification Section 2.2. As the subject site falls to the rear, an easement to drain water is to be created in favor of the site over the downstream properties. Evidence of owners consent by the property owners (27 & 29 Farnell St and 60 Adams Street) shall be submitted with the Development Application. The Application shall be supported by a long section of the inter-allotment drainage to the connection with Council's road drainage system.

b) Should this method of stormwater disposal not be possible, evidence shall be submitted with the

Application.

For sample letter refer Appendix 2, Easement Letter of Council's Water Management for Development Policy.

For Planner:

Please include the Geotechnical Report prepared by ASCENT Geotechnical Consulting, dated 25th Aug 2020, in the Consent Report.

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.