

Engineering Referral Response

Application Number:	DA2019/0968
To:	Julie Edwards
Land to be developed (Address):	Lot 80 DP 11784 , 12 Ingleside Road INGLESIDE NSW 2101

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

Comments for Development Engineers:

1. The site is not located within the Geotechnical Hazard Area. The excavation depth is less than 1.5m.
2. Normal Low Profile is recommended.

Development Engineers have assessed the proposal and cannot support it due to the following reasons.

1. There seems to be not enough drainage easement width. At least 2.5m drainage easement is required in accordance with Council's policy.

2. The grated junction pit near the proposed driveway shall be relocated to the northern side of the property. The pipeline connecting the two stormwater pits shall be parallel to the northern boundary. The reasons are as follows.

- The suggested Council's pipeline layout is the preferred Council's Stormwater pipeline layout suggested by Council's Stormwater team.
- A more effective overland flow path can be created diverting overland flow away from the proposed dwelling.

3. A swale path shall be designed along the proposed pipeline system starting from Ingleside Road for overland flow.

4. A letterbox pit instead of a headwall is recommended for stormwater connection between the existing pipeline under the Ingleside Road and the proposed new stormwater pipeline system.

Referral Body Recommendation

Recommended for refusal

Refusal comments**Recommended Engineering Conditions:**

Nil.