

Engineering Referral Response

Application Number:	DA2019/0078
To:	Jordan Davies
Land to be developed (Address):	Lot 24 DP 13900 , 17 Playfair 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

Subdivision:

The Applicant shall demonstrate that each proposed allotment provides adequate area for the development of future dwellings. Works undertaken for the purpose of subdivision shall ensure that appropriate provision is made for future development, including any flood mitigation works for the protection of future dwellings from the impact of overland flows. Building envelopes shall be nominated on the plan of subdivision to inform the future development of land, with relevant restrictions that shall include, but not be limited to, the minimum RL of future dwellings.

Overland Flow:

As previously advised, the proposed future dwellings suspended over the overland flow path is not supported. The conveyance and/or storage of overland flows beneath buildings is generally not supported by Council. Council's Engineers are not satisfied that the Applicant has exhaustively investigated all design solutions to address this matter. The Applicant shall investigate and propose appropriate overland flow flood mitigation measures which may include, but not be limited to, the provision of compensatory flood storage at the rear of the property, reduction and/or adjustment of indicative building envelopes, provision of impermeable flood walls adjacent to northern easement, alternate drainage arrangements, or a combination of these measures.

Concurrence from Council's Floodplain and Stormwater Engineering sections will be required.

It is recommended that the Applicant consult further with Council's Engineers regarding any future proposed design solution.

Council's Stormwater Assets:

In accordance with Council's Building Over or Adjacent to Constructed Council Drainage Easements Technical Specification, the pipeline at the rear of the property shall provide a minimum 1 metre clearance off the edge of the easement (to the outside edge of the pipe) and shall be appropriately conditioned as part of any future approval.

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

- Clarity of proposed subdivision with clause C1 Subdivision.
- Stormwater drainage and overland flows for the development in accordance with clause C4 Stormwater.
- Council's stormwater assets for the development in accordance with clause C6 Building Over or Adjacent to Constructed Council Drainage Easements.

Further assessment dated 30/9/2019

Development Engineering and Certification Team and Stormwater & Floodplain Engineering Team have reviewed the applicant's memorandum (trim no. 2019/369780) and advise the following:

1. Council does not support either of the two solutions/options that were proposed in the above response. Council does not support overland flows to pass under suspended slab dwellings as proposed as the optimum solution. The second solution would result in unacceptable impact on 15 Playfair Road and is not supported by Council.

2. Council is led to believe that hydraulics consultant has exhausted options to achieve no adverse impacts (maximum 20mm difference in the 1% AEP storm) on flooding with the full buildings on ground solution. However, insufficient information is submitted to substantiate the above advice.

In summary, Council is not satisfied that the applicant has exhaustively investigated all design solutions based on full buildings-to-ground solution configuration with no adverse impacts of flooding.

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

- Clarity of proposed subdivision with clause C1 Subdivision.
- Stormwater drainage and overland flows for the development in accordance with clause C4 Stormwater.

Note:

Any flood modelling information submitted with future Development Applications will be peer reviewed by an independent consultant engaged by Council.

Referral Body Recommendation

Recommended for refusal

Refusal comments

DA2019/0078

Recommended Engineering Conditions:

Nil.