

Engineering Referral Response

Application Number:	DA2020/1370
Date:	09/11/2020
To:	Rebecca Englund
Land to be developed (Address):	Lot 1 DP 772311 , 128 Headland 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

DRIVEWAY

The propose driveway grades to the garage is not satisfactory..The proposed garage level of RL 47 which is lower than the road. The submitted Architectural cross-section plan has not considered the existing concrete footpath levels and Council vehicular crossing profiles (profile are available in Councils web page). The driveway must match the existing paved footpath levels and be in accordance with normal standard profile 3330/1. Consideration can be given for Normal Low standard profile 3330/3 should the footpath road reserve area and public utility services permit it. Applicant is requested to provide cross-sectional elevations for both edges of the vehicular crossing & driveway to the proposed garage level.

STORMWATER MANAGMENT

The On site Detention basin (OSD) is located below the garage. The finished surface level of the garage is RL47.0. The proposal is to connect from the OSD into Council's pit, where the invert level of Council's pit is at 46.39 and kerb inlet (grate level) 46.89. The proposed OSD invert level at RL 46.44 will be a drowned orifice, since the invert is lower than the kerb inlet (grate level) 46.89 and is subjected to surcharge from Council's drainage system, which is not permitted. The RL for connection from the OSD shall be at the kerb and gutter level. Amended OSD design is requested.

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.