

Engineering Referral Response

Application Number:	DA2019/0078
To:	Claire Ryan
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

Council Stormwater Assets:

The proposed relocation of Council's stormwater infrastructure within the subject site is unsatisfactory. Reference is made to pre-lodgement advice SPLM2016/0001 and PLM2018/0094 provided to the Applicant. In particular, the following matters are raised:

- The proposed location of the pipeline within the rear 3.0m wide drainage easement is unsatisfactory. The pipeline shall provide a minimum 1 metre clearance off the edge of the easement (to the outside edge of the pipe).
- It appears from the Siteworks Plan that the indicative building outline encroaches into the easement which is not supported. It also appears that the building outline is inconsistent with the proposed building envelopes shown on the plan of subdivision and shall be appropriately amended.
- Insufficient cross-sectional information has been provided regarding proposed filling. Cross-section B does not accurately represent the proposed finished levels or the local depression as per the provided contour plan. Cross-section A indicates filling to achieve 600mm minimum cover, raising local site levels. Alterations to levels should be minimised where possible to reduce potential nuisance flooding of adjoining property in minor storm events, whilst meeting Council's minimum pipe cover requirements. Additional cross-sectional information of the easements is required for any detailed assessment.
- The submitted Civil Infrastructure Report, Appendix C Easement Conditions indicates that permanent structures are proposed over the proposed easement containing the stormwater diversion. This is not supported by Council.
- The submitted Flood Impact Assessment, Appendix D shows Architectural Drawings for future

dwellings on Block A and Block B. The dwellings have not been assessed as part of the current Development Application. It should be noted however, that future structures/raised decking within or over Council easements would not be supported.

Overland Flow:

The proposed overland flow path beneath future dwellings is not supported. The conveyance of overland flows beneath buildings is generally not supported by Council. Pre-lodgement advice provided to the Applicant recommended that overland flows be directed around the proposed future dwelling locations to mitigate impacts on these dwellings and there is no indication this has been investigated. This may require the footprints of the proposed dwellings to be modified to ensure surface stormwater hazards within the public roadway and private properties (upstream and downstream) are not exacerbated for all storms up to and including the 1 in 100yr ARI storm. Concurrence from Council's Floodplain and Stormwater Engineering section will be required.

In addition, insufficient blockages have been modeled within the Flood Impact Assessment. The following matters are raised:

- The building outline blockages shall be consistent with the proposed building envelopes of the plan of subdivision.
- No blockage factor has been modeled for the sub-floor area (louvred screens).
- The Architectural Drawings shown in Appendix D indicate future raised pool and no blockages of such a structure has been included within the model.

Subdivision Plan:

The Applicant shall indicate the location of the proposed building envelopes and easement on the same plan for assessment. No encroachment into the proposed drainage easement is supported.

Note to Planner:

It is noted that the DP for the subject site indicates a watercourse. However, current Council records do not indicate the presence of a watercourse.

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 for the development in accordance with clause C4 Stormwater.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.