

Engineering Referral Response

Application Number:	DA2024/0374
Proposed Development:	Demolition works and construction of shop top housing
Date:	14/06/2024
To:	Claire Ryan
Land to be developed (Address):	Lot 28 DP 394337 , 142 - 146 Pitt Road NORTH CURL CURL NSW 2099 Lot 29 DP 394337 , 142 - 146 Pitt Road NORTH CURL CURL NSW 2099 Lot 30 DP 394337 , 142 - 146 Pitt Road NORTH CURL CURL NSW 2099 Lot 262 DP 1028346 , 142 - 146 Pitt 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

14/06/2024

Council's Development Engineer requests additional information regarding the stormwater design and site access & parking.

Stormwater

Council's existing pipeline traversing the subject site is proposed to be relocated and upgraded to 750mm pipelines.

OSD is not required. A pump-out system is provided in the basement.

Council requests the below additional information to be submitted regarding the stormwater

design.

- The proposed Council's pipeline relocation is not supported by Council's stormwater assets' team. Details please refer to a separate email provided by Council's stormwater assets' team.
- Details of the inflow hydrograph applied to Pit 3 in DRAINS model extracted from the flood model shall be provided to Council.
- A blockage factor of 25% may be required to be applied to Council's proposed new pipelines. A blockage factor may be applied to Council's new pits as well. Details please refer to a separate email provided by Council.

Flooding

Council's flooding team provided comments not supporting the current proposal. Details please refer to Council's flooding team's comments.

Site access and parking

Driveway long-sections have been provided but not to the basement level. The driveway long-section B shall be slightly regraded to allow maximum 5% for the first 6m from the back of the footpath. The remaining driveway gradients to the basement level has been checked to be generally compliant.

Council's traffic engineer will comment on the traffic report.

Council requests the below additional information to be submitted regarding the site access and parking.

- It appears that the subject site benefits from existing right of carriageway. However, title documents with the associated 88B instruments shall be submitted to Council confirming that the subject site benefits from the existing right of carriageway.
- The neighbours' consent are required as there is proposed driveway works on the neighbouring property within the existing right of carriageway.
- The driveway long-section B shall be slightly regraded to allow maximum 5% gradient for the first 6m from the back of the footpath.

Geotechnical Investigation

A geotechnical report has been provided including recommendations for the proposed works and confirming the presence of ground water table below the proposed basement, which is satisfactory.

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.