

Engineering Referral Response

Application Number:	DA2024/1219
Proposed Development:	Demolition and construction of mixed use development with residential and senior living housing, shops and basement
Date:	01/11/2024
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

The proposal includes the relocation of an existing Council stormwater pipeline that traverses the site. The applicant's Engineer has not included the 'Drains' model for the proposed relocation to determine if the design meets Council's requirements. The model must be submitted for assessment.

The relocation of the pipeline includes the provision of three new junction pits and connection into the existing pit in Pitt Road. A review of the submitted survey plan indicates that the position of the existing pipeline may be different to the position shown on the engineering plans. In this regard, the service location plans must be submitted to clearly indicate the location of the pipeline within the site. The new junction pit is to be shown over the existing pipeline within the site. This may require the driveway wall in this location to be relocated to ensure sufficient clearance to the new pit. The third pit shown (Pit 1), for the diversion conflicts with an existing telecommunication pit and phone box along the frontage. Also the existing sewer is shown to be relocated and the new sewer location may conflict with the pipeline. In this regard, the services must be shown on the long sections and the third new junction pit

(Pit 1), is to be relocated within the proposed easement. The pipeline between the third new junction pit (Pit 1) is to connect to a new grated butterfly pit in the road in the dish drain along the angled parking. The new diversion pipeline is to be located under the dish drain along the angled parking and connect back into the existing inlet pit. A revised plan and long section including hydraulic grade line and services must be provided for the revised pit and pipe location.

The proposed easement shown must include a splay at the bend of the proposed diversion of a minimum of 3 metres. The proposed ground floor of the building will need to be amended to suit the splay to ensure a minimum vertical clearance of 5 metres in accordance with Council's Water Management for Development Policy. It appears that there is a retaining wall and bicycle racks shown within the easement which is not permitted. Also the landscaping plans show trees and shrubs within the easement which is also not permitted. Only ground cover planting and open style fencing is permitted within the easement. Where screen planting is required, the easement will need to be located clear of the screen planting but still maintain the minimum width of 3 metres.

The proposed development is flood affected and as such on-site stormwater detention (OSD) is not required. Connection of stormwater to the proposed diversion is acceptable.

The existing driveway crossing will need to be reconstructed using Council's Normal profile which can be conditioned. It is noted that Council's Landscape Officer requires new paving and planting in the road reserve which can also be conditioned.

Development Engineering cannot support the proposal due to insufficient information to address the diversion of Council's stormwater pipeline in accordance with clause B6 of the DCP.

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.