

## Engineering Referral Response

Application Number:	DA2020/1121
Date:	17/10/2020
To:	Alex Keller
Land to be developed (Address):	Lot 5 DP 6000 , 10 Gardere Avenue CURL CURL NSW 2096

### Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m<sup>2</sup> 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's records indicate the subject property is burdened by a 525mm diameter Council stormwater pipeline which traverses across the site. In this regard, the applicant is required to demonstrate compliance with the section 6 of Council's Water Management for Development Policy. The following details are submitted with the application:

- Accurately locate, confirm dimensions including depth and plot to scale Council's stormwater pipelines and associated infrastructure on the DA site plans that outline the proposal. This should be carried out by a service locating contractor and registered surveyor. (Evidence of methodology used for locating stormwater system should be provided).
- All structures are to be located clear of any Council pipeline or easement. Footings of any structure adjacent to an easement or pipeline are to be designed in accordance with the above-mentioned policy.
- Structural details prepared by a suitably qualified Civil Engineer demonstrating compliance with Council's policy are to be submitted

The applicant shall also determine if the subject property is burdened by overland flows surcharging from a Council drainage stormwater system. An qualified Civil Engineer should be engaged to investigate and verify whether the subject property is affected by overland flows during a 1 in 100 ARI event.

Furthermore, the applicant proposed a 10000 litre re-use stormwater tank to replace an on site stormwater detention system (OSD). It is not acceptable in accordance with the section 6 of Water Management For Development Policy. An OSD system must be designed and provided as the above

policy.

As such, Development Engineering cannot support the application in accordance with C4 of Council's Warrinagh DCP 2011.

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.