

Engineering Referral Response

Application Number:	DA2020/0147
Date:	02/04/2020
To:	Anne-Marie Young
Land to be developed (Address):	Lot 10 DP 14040 , 14 Ellen Street CURL CURL NSW 2096 Lot 102 DP 1224100 , 2 Wyadra Avenue FRESHWATER NSW 2096

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 3 Lot resubdivision is not acceptable for the following reasons:

- 1) No details have been provided of the proposed parking platform, These would include typical cross sections with existing and finished surface levels, retaining wall locations etc. An engineering plan drawn at a suitable scale prepared by a suitably qualified engineer.
- 2) The proposed parking platform is to demonstrate compliance with AS2890.1 2004- Off Street Carparking such that the turning templates detail the ability of a typical service vehicle to exit the site in a forward direction.
- 3) A stormwater management report/calculations are to be provided to demonstrate the existing stormwater easement/stormwater line has adequate capacity to handle the additional flow in a 1 in 100 AEP event for the increased lot size (No 2 Wyadra Avenue).
- 4) Details are to be provided of the lot(s) that benefit from the ROW easement denoted A (DP1213087)

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.