

Engineering Referral Response

Application Number:	DA2018/1225
To:	Alex Keller
Land to be developed (Address):	Lot 32 DP 25164 , 35 Earl Street BEACON HILL NSW 2100

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

Development Engineers have reviewed the proposal and cannot support the proposal due to the following reasons.

1. Insufficient details are submitted to Council for assessment with respect to the conveyance of stormwater surface flow through the development site and impact on Council's stormwater drainage system. In this regard, the following must be submitted to Council for assessment:

- Typical cross section of the open channel
- All cross sections and long sections must show council's existing pipeline to outline cover
- Minimum height clearance of 400mm to be provided under the suspended driveway
- All structures to be in accordance with Council's Water Policy.
- Minimum cover proposed over Council pipeline to be specified where the open channel is to be constructed
- Top water surface level is to be shown on all cross sections – sufficient clearance to be provided between top water surface level and underside of driveway slab
- Details of how stormwater runoff within the open channel is to be dissipated at the southern end of the development site to minimise stormwater impact on the adjacent downstream property. All works are to be located wholly within the development site

For further clarification on the above matter, please contact Council's Stormwater Operations & Planning Team on 1300 434 434.

Not supported for approval due to lack of information to address:
DA2018/1225

- Council's Stormwater pipeline clearance for the development and overland flooding in accordance with clause C6 Building over or adjacent to Constructed Council Drainage Easements

Note: Vehicle access to the proposed Lot 2 is satisfactory using Council's Normal High driveway profile. This driveway profile is to be used to direct any surface stormwater surcharging from Earl Street towards the eastern side of the proposed driveway and onto the proposed open channel.

Referral Body Recommendation

Recommended for refusal

Refusal comments**Recommended Engineering Conditions:**

Nil.