

Engineering Referral Response

Application Number:	DA2020/1145
Date:	30/11/2020
To:	Rebecca Englund
Land to be developed (Address):	Lot 75 DP 5539 , 19 Curl Curl Parade 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 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 subject site is located on the low side of the road and as such the method of stormwater drainage disposal for the site is to be in accordance with Council's Water Management Policy Clause 5.5. In this regard the refusal for a drainage easement from the downstream property must be provided to Council. A review of the submitted drainage design indicates that the refusal of easement has not been obtained. In terms of the hydraulic design submitted, the design does not appear to be in accordance with Council's design method as outlined in Appendix 4 Level Spreader Design Guideline within the Policy. Any further design must be in accordance with this guideline and a copy of the DRAINS hydraulic model submitted for review.

The revised driveway cross section submitted has been reviewed and the proposed garage level is too low. It appears that the lip level has been used as the starting point instead of the invert level, and the transition level at the 3.5 metre offset is also incorrect which results in the level of the garage needing to be raised to RL 24.0. The cross section is to be amended to suit. The proposed stairs in the road reserve will need to be assessed by Road Assets for their approval.

Development Engineers cannot support the application due to insufficient information to address Clauses C2 and C4 of Warringah 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.