

## Engineering Referral Response

Application Number:	DA2019/0107
To:	David Auster
Land to be developed (Address):	Lot 4 DP 203378 , 44 Rose Avenue WHEELER HEIGHTS NSW 2097

### 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

Reference is made to Development Engineering Referral Response dated 6/3/19 and additional information provided by the Applicant.

#### Stormwater:

Insufficient information has been provided to address matters previously raised by Development Engineering. The following matters are raised:

- The proposed stormwater connection to the existing interallotment drainage pipeline shall be supported by evidence of an existing right to drain water or a letter of agreement for drainage to the existing easement by all benefiting parties.
- As the proposal indicates stormwater from the shared access driveway is to be conveyed across downstream property, the letter of agreement for the proposed easement to drain water shall also be in benefit to 46 Rose Avenue.
- The Stormwater Report indicates a downstream pipeline of 525mm. Information held by Council indicates this pipeline is 450mm diameter to the connection with the kerb inlet pit within Lantana Avenue. This should be clarified by the Applicant.
- A longsection of the proposed inter-allotment drainage line and connection to the downstream pipeline has not been provided. The longsection shall include a HGL analysis.
- As the proposal indicates stormwater from the shared access driveway to be conveyed to the OSD/interallotment drainage system, this area shall be taken into consideration in the sizing of the OSD basin.

#### Overland Flow:

The provided Overland Flow Flood Report is unsatisfactory. In particular, the following matters are raised:

- The analysis of Council's road drainage shall be extended to consider the frontages of properties 14 - 34 Rose Avenue. In this regard, additional cross-sections shall be provided for review.
- The inlet capacity (with appropriate blockage factor) of Council's road drainage network has not been considered in the calculations.
- The Report assumes 50% of overland flows will re-enter Council's system with no justification.

The proposed application cannot be supported by Development Engineering due to lack of information to address:

- Stormwater drainage and overland flows for the development in accordance with clause C4 Stormwater.

#### **Referral Body Recommendation**

Recommended for refusal

#### **Refusal comments**

#### **Recommended Engineering Conditions:**

Nil.