

Engineering Referral Response

Application Number:	DA2017/1294
To:	Adam Mitchell
Land to be developed (Address):	Lot A DP 356986 , 9 Lawrence Street FRESHWATER NSW 2096 Lot CP SP 1172 , 15 Lawrence Street 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

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

1. Insufficient details are provided to demonstrate the development site is not impacted by the 1 in 100 year ARI storm event overland flow path. In order for Development Engineers to adequately check the design of the OSD system and analysis of the 1 in 100 yr ARI upstream catchment flows, when the DRAINS program is used, the input data and summary information including a copy of the model on computer disc must be provided. This information has not been submitted to Development Engineers for assessment to date.

2. Where the development site is deemed to be impacted by the 1 in 100 year ARI overland flow path, all requirements of Section 9.3, Overland Flow of Council's "Stormwater Drainage : From Low Level Properties" Policy, PDS-PL 136. The extents of the existing and proposed overland flow path are to clearly shown on the architectural and stormwater drainage plans and modelled using the HECRAS computer program. The HECRAS computer model is to be submitted to Development Engineers for assessment. Runoff from the developed site must not cause a detrimental effect on any property. This may require the retention (and possible expansion) of existing surface flow paths.

3. No written concurrence of the proposal was issued by Council's Traffic Engineers with respect to the location and dimension of the vehicle access fronting Lawrence Street. The proposed vehicle crossing conflicts with the existing kerb blister of the wombat crossing in Lawrence Street. In order for the vehicle crossing to be constructed, the kerb blister will need to be modified. In this regard Development

Engineers are unable to finalise the assessment of the proposal without comments/concurrence from Council's Traffic Engineers.

4.The proposed vehicle crossing conflicts with the existing kerb blister of the wombat crossing in Lawrence Street. In order for the vehicle crossing to be constructed, the kerb blister will need to be modified. No written concurrence of the proposal was issued by Council's Manager, Transport & Civil Infrastructure Assets for the modification of the above kerb blister. A referral request for comments should be issued to Council's Manager, Transport & Civil Infrastructure Assets to respond to the above issue.

5.The proposed vehicle crossing conflicts with the existing stormwater kerb inlet in Lawrence Street. In order for the vehicle crossing to be constructed, the stormwater kerb inlet pit will need to be modified or relocated. No written concurrence of the proposal was issued by Council's Stormwater Assets Engineer for the modification of this pit.

6.No written concurrence of the proposal was issued by Council's Stormwater Assets Engineer with respect to Section 6, Building Over or Adjacent to Council Drainage Systems and Easements Policy of Council's "Stormwater Drainage : From Low Level Properties" Policy, PDS-PL 136.

Not supported for approval due to lack of information to address:

- Stormwater drainage for the development in accordance with clause C4 Stormwater of the DCP
- Council's Stormwater pipeline clearance for the development in accordance with clause C6 Building over or adjacent to Constructed Council Drainage Easements
- Vehicle access for the development and impact of Council's road infrastructure in accordance with clause C2 Traffic, Access and Safety

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.