

Engineering Referral Response

Application Number:	DA2024/1009
Proposed Development:	Construction of a Residential Flat Building
Date:	30/09/2024
To:	Thomas Burns
Land to be developed (Address):	Lot 25 DP 7002 , 67 Pacific Parade DEE WHY NSW 2099

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 submitted stormwater management plans have provided an on-site stormwater detention system which has sufficient volume and discharge rate in accordance with the simplified method in Council's Water Management for Development Policy. A review of the connection of the system into Council's existing stormwater pit in Pacific Parade indicates that the orifice will be drowned and not operate as a free outlet. In this regard, the orifice plate must be raised to ensure the invert level as at or above the kerb level of the proposed connection point. This may require the pit to be raised or relocated to a more suitable location. The stormwater plans are to be amended to suit. The full computational method can be used if the volume needs to be reduced to suit this requirement. The 'Drains' model is to be provided with the submission.

The proposed driveway crossing grades appear to be incorrect on the submitted plans. In this regard, the applicant must provide engineering sections for the crossing indicating the existing and proposed levels between the centerline of the road and the basement. Sections are to be provided along each side of the crossing both high and low sides. The levels in the footpath are to be in accordance with Council's Normal profile which is available on Council's website. The boundary level is to be higher than the kerb with a minimum cross fall of 2%. The internal transitions are to be in accordance with the requirements of AS/NZS 2890.1:2004 ensuring a minimum 1 in 20 (5%) fall for the first 6 metres. This requirement will likely require the basement level to be raised to ensure the required transitions are achieved for the basement. Amended plans and sections must be provided with the submission.

Development Engineering cannot support the proposal due to insufficient information to address

vehicular access and stormwater management in accordance with clauses C2 and C4 of the 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.