

## Engineering Referral Response

<b>Application Number:</b>	REV2019/0036
<b>To:</b>	Nick England
<b>Land to be developed (Address):</b>	Lot 29 DP 17125 , 14 Playfair Road NORTH CURL CURL 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

Reference is made to the Overland Flow Impact Report , Job No. 170811, revision D and Request for information at 14 Playfair Road, North Curl Curl, Job no. 170811, dated 6 June 2019 prepared by RTS Civil Consulting Engineers Pty Ltd and the architectural plans by Classic Country Cottages, Job no. CC151, revision B.

Reference is also made to the stormwater drainage plans approved under Council's S68A2016/0024 application (see trim no. 2017/081499 and 2017/077388).

Development Engineers have reviewed the above documentations and cannot support the proposal due to the following reasons:

#### Council stormwater pipeline

1.Cross section 1 and Eastern elevation of the architectural plans do not accurately depict the existing structures on the adjoining property at 12 Playfair Road. Insufficient details are submitted to show how the construction of the pipeline and treated pine retaining wall will impact the stability/structural integrity of the adjoining structures, and how the proposal will ensure future access is achieved to Council's pipeline for maintenance purposes. Also no retaining structures are to allowed to be constructed directly over Council's pipeline.

2.The Overland Flow Impact Report states the 'proposed new 525mm DIA pipe will need to be slightly lowered to accommodate overland flow path levels.' Insufficient details are submitted to detail the extent of the proposal.

### Overland flow

3. The applicant proposes to divert overland flows along the northern side then the western side of the new dwelling at 14 Playfair Road. Overland flow paths are then to be directed to Playfair Road between the new dwelling at 14 Playfair Road and existing dwelling at 16 Playfair Road. The Post-Development 1% AEP Flood Depth plan indicates that proposed diversion of overland flows will result in a depth of flood water of 1 metre or more between these dwellings. Insufficient details are submitted to demonstrate how the proposed development and adjoining properties are adequately protected from stormwater inundation.

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

### Note:

Vehicle access to proposed garage is satisfactory using Council's standard normal profile.

### **Referral Body Recommendation**

Recommended for refusal

### **Refusal comments**

### **Recommended Engineering Conditions:**

Nil.