

Engineering Referral Response

Application Number:	DA2019/1480
Date:	29/05/2020
To:	Alex Keller
Land to be developed (Address):	Lot 10 DP 6854 , 242 Warringah Road BEACON HILL NSW 2100

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

Note to Planner:

It appears that previous comments related to stormwater have not been addressed by the Applicant.

Stormwater:

The Geotechnical Report indicates that sub-surface drainage is to be provided. This has not been shown on the stormwater concept plans.

Sub-surface seepage flows are not permitted to discharge to the kerb and gutter. In this regard, an extension to Council's stormwater infrastructure in Ellis Road is required. In accordance with Council's Building Over and Adjacent to Constructed Council Drainage Systems and Easements Technical Specification Section 3, full hydrological and hydraulic details shall support any application for stormwater extension and the design requirements are detailed in Section 4, including HGL analysis.

Street Levels:

The proposed street level arrangement indicates a reverse gradient behind the footpath that will effectively create a channel against the proposed retaining wall which may enter the basement carpark. It is considered that the height of the retaining wall should be increased and the road reserve generally graded towards the road to prevent nuisance stormwater entering the property. The proposed street levels should also consider how the new levels will match into existing levels to the adjoining property.

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

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

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.