

Engineering Referral Response

Application Number:	DA2022/1915
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	24/07/2023
To:	Dean Pattalis
Land to be developed (Address):	Lot 89 DP 13760 , 29 Wandeen Road CLAREVILLE NSW 2107

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 proposal is for alterations to the existing dwelling including a pool at the rear and a turning/parking area in the front setback. The site is with H1 Hazard area and the submitted geotechnical report addresses the DCP controls.

Stormwater

The proposal increases the impervious area by more than 50m² and as such OSD is required in accordance with Section 9.0 of Council's Water Management for Development Policy.

Parking/Turning Area

The proposal includes a turning area/visitors parking in front of the dwelling however no information is provided regarding the proposed levels for this area. The applicant shall provide amended plans showing the proposed levels for the proposed turning area/parking area. Gradients for parking areas are to be in accordance with AS2890.1.

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 B5.15.*
- *Parking facilities for the development in accordance with clause B6.*

Additional Information Provided on 19/5/2023

The architectural plans have been amended to include only a turning area in the front setback which is acceptable. However the previous comments regarding stormwater have not been addressed. As proposal increases the impervious area by more than 50m² OSD is required in accordance with Section 9.0 of Council's Water Management for Development Policy.

Additional Information Provided

Parking/Turning Area

While it is noted that turning area would be beneficial for vehicles to enter and exist in a forward manner. However, as there is no current proposed changes to the existing garage or parking arrangements there is no nexus to require vehicles to enter and exist in a forward direction. As it is noted that Landscape team require the protection of exiting trees, Development Engineering cannot support the proposed turning area unless an alternate arrangement is proposed that ensures the protection of the existing trees.

If the applicant requires a turning area as per the consultant engineers recommendations, alternative arrangements such as a turning area near the lower part of the driveway to the to the west or a turntable within the garage can be considered.

Stormwater

The stormwater plan proposes OSD tanks in the undercroft area but it is unclear from the sections if the tanks are accessible. Applicant to provide details to confirm 24/7 access to the OSD tanks.

Additional Information Provided on 20/7/2023

The proposal has been amended to delete the proposed turning area with only alterations proposed to the existing dwelling. The current proposal does not increase the impervious area by more than 50m² and hence OSD is not required. No objections to approval subject to conditions as recommended.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Engineering Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Stormwater Disposal

The applicant is to submit Stormwater Engineering Plans for the new development within this development consent in accordance with AS/NZS 3500 and Council's Water Management for Development Policy, prepared by an appropriately qualified and practicing Civil or Hydraulic Engineer who has membership to Engineers Australia, National Engineers Register (NER) or Professionals Australia (RPENG) , indicating all details relevant to the collection and disposal of stormwater from the site, buildings, paved areas and where appropriate adjacent catchments. Stormwater shall be conveyed from the site to the kerb in Wandeen Road.

Details demonstrating compliance are to be submitted to the Certifier for approval prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for disposal of stormwater management arising from the development.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Road Reserve

The applicant shall ensure the public footways and roadways adjacent to the site are maintained in a safe condition at all times during the course of the work.

Reason: Public safety.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Stormwater Disposal

The stormwater drainage works shall be certified as compliant with all relevant Australian Standards and Codes by a suitably qualified person. Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To ensure appropriate provision for the disposal of stormwater arising from the development.