

Engineering Referral Response

Application Number:	DA2024/0067
Proposed Development:	Alterations and additions to a dwelling house including a detached garage
Date:	19/02/2024
To:	Megan Surtees
Land to be developed (Address):	Lot 61 DP 7593 , 43 Alleyne Avenue NORTH NARRABEEN NSW 2101

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 proposed development is on a Low Level Property. Vehicle crossing construction is not proposed. A geotechnical report has been provided. In accordance with Section 5.5 of the Water Management for Development Policy Version 2, 26 February 2021 (WMfDP), The applicant is required to undertake the following sequential process:

1. Attempt to obtain an easement through the adjoining downstream property in accordance with Appendix 2 of the WMfDP.
2. If the drainage easement acquisition was unsuccessful in accordance with Step 1, the applicant is required to determine the feasibility of an absorption system in accordance with Appendix 3 of the WMfDP.
3. If an absorption system is not feasible than an on-site detention system and level spreader design is required.

The applicant is thus required to provide evidence that Steps 1 & 2 have been carried out before Council can accept the OSD and level spreader design shown on the plans by Gilcon.

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.