

## Engineering Referral Response

<b>Application Number:</b>	DA2024/0186
<b>Proposed Development:</b>	Construction of a dwelling house and associated driveway works
<b>Date:</b>	11/04/2024
<b>To:</b>	Olivia Ramage
<b>Land to be developed (Address):</b>	Lot 25 DP 7593 , 34 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 50m<sup>2</sup> 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

**11/04/2024**

**Council's Development Engineer does not support this proposal due to the proposed site access.**

### Stormwater

The application is for construction of a new dwelling.

No objection to the stormwater disposal system. An OSD system is not required as the post-development impervious area is less than the pre-development impervious area. The outlet pipelines to be cut flush with face of retaining wall is supported due to the site constraints.

### Site Access

A driveway long-section has been submitted which depicts a maximum driveway gradient of 33% which exceeds the normal maximum allowed gradient of 25% in accordance with AS/NZS 2890.1:2004.

**The proposed site access shall be amended as below.**

- The proposed maximum driveway gradient of 33% exceeds the normal maximum allowed gradient of 25% in accordance with AS/NZS 2890.1:2004 and shall be amended. Normally a driveway gradient of 33% is not supported for the type of development for this DA being a new dwelling with a new vehicular crossover.

**Geotechnical Investigation**

The site is mapped in a Geotechnical Hazard H1 zone. A geotechnical report has been submitted with completed forms 1 and 1(a).

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.