

Engineering Referral Response

Application Number:	DA2025/0602
Proposed Development:	Construction of a dwelling house including a swimming pool
Date:	30/05/2025
To:	
Land to be developed (Address):	Lot 1 DP 950606 , 48 Park Street 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 in Region 2. On-site detention is required. Vehicle crossing construction is proposed. A geotechnical report has been provided.

1. The stormwater management plans propose to reduce on-site detention storage by the volume of the proposed rainwater tank (7,000 litres). Council's Water Management for Development Policy however states that: Revised OSD Volume = Determined OSD volume – BASIX certificate storage volume. The minimum rainwater tank volume as required by BASIX is 5,000 litres. Please amend on-site detention volume to a minimum of 8.9 cubic metres.

2. Council is proposing to construct a footpath from the back of kerb on the subject property frontage. The footpath will be 1.5 m wide with a 2.5% grade towards the road. The applicant is asked to provide longitudinal sections on the northern and southern edge of the proposed vehicle crossing. The crossing should be designed to a modified A4 3330/ 6 MH Maximum High Standard Vehicle Crossing Profile. Amend distance from G to B to 1650 and B to be 175 mm above gutter invert. Provide a minimum of B85 vehicle clearance, whilst minimising cut at the boundary. Cuts in excess of those necessary to provide a compliant vehicle crossing may not be supported by Council.

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.