

Engineering Referral Response

Application Number:	DA2024/0186
Proposed Development:	Demolition works, construction of a dwelling house and associated driveway works
Date:	10/07/2024
To:	Olivia Ramage
Land to be developed (Address):	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 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

10/07/2024

Engineering 2nd referral response.

Stormwater

The amended stormwater system is generally satisfactory subject to conditions.

Site Access and Parking

Revised driveway layout has been submitted, which is generally satisfactory subject to conditions.

Road Assets Team does not support the proposal as detailed below.

- TCI Assets has reviewed the revised design for 34 Alleyne Avenue, North Narrabeen. The revised design includes an additional concrete hardstand adjacent to the new driveway in the Road Reserve. TCI Assets will not support the proposal to use public land for private purposes.

11/04/2024

Engineering 1st referral response.

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 and Parking

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.