

Engineering Referral Response

Application Number:	DA2023/1617
Proposed Development:	Alterations and additions to a dwelling house including secondary dwelling
Date:	06/02/2024
To:	Nick Keeler
Land to be developed (Address):	Lot 421 DP 1004511 , 32 A Nareen Parade 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

06/02/2023

Development Application is for alterations and additions to existing dwelling house and construction of a new secondary dwelling.

Access

Proposal is for vehicular access from Right of Way (ROW), Applicant to provide evidence that subject site benefits from this ROW at the front.

Stormwater:

1) Combined hardstand of proposed garage and secondary dwelling is greater than 50sqm, as per Council's Water Management for Development Policy, an onsite stormwater detention (OSD) system is required.

Applicant to provide amended stormwater plans showing OSD details with calculations and location of OSD.

2) Proposed granny flat encroaches a number of easements within the site, obstructing use of easements is not acceptable. applicant to demonstrate that proposal will not impact these easements as shown as (B), (D) & (F) on the survey Plan

3) Applicant to provide a written occurrence from the owners of all the properties benefiting from these easements.

Geotech

Site is mapped as Geotech Hazard H1. Geotech Report by GeoReports Pty Ltd, Project No: 210083-

002-Rev2, Dated 13th Nov 2022 with form 1 and 1A is provided.

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.