

## Engineering Referral Response

<b>Application Number:</b>	DA2024/0404
<b>Proposed Development:</b>	Construction of a dwelling house
<b>Date:</b>	23/05/2024
<b>To:</b>	Stephanie Gelder
<b>Land to be developed (Address):</b>	Lot 11 DP 270922 , 13 Fern Creek Road WARRIEWOOD NSW 2102

### 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

**23/05/2024**

**Council's Development Engineer requests additional information regarding the site access & parking and geotechnical investigation.**

#### Stormwater

Rainwater from the new dwelling is proposed to be directed to a rainwater tank together with some bypassing stormwater prior to connection to an existing combined OSD tank via an existing connection point, which is satisfactory. WAE plans of the OSD system have been submitted as part of the previous subdivision application documents.

#### Site access and parking

**Council's Development Engineer requests the below additional information to support the proposed site access and parking.**

- Driveway long-sections along both sides of the driveway starting from the centreline of the road to the parking slab shall be prepared by a qualified civil/traffic engineer and shall be submitted

to Council for assessment. The driveway long-sections shall include the driveway extension for manoeuvring.

### **Geotechnical Investigation**

The site is located within Geotechnical Hazard Zone.

### **Council requests the additional information as below regarding the geotechnical investigation.**

- The updated geotechnical forms 1 and 1(a) refer to the wrong site address, which shall be corrected to 'Lot 11/ 13 Fern Creek Road WARRIEWOOD'.

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.