

Engineering Referral Response

Application Number:	DA2021/2639
Date:	23/05/2022
To:	Olivia Ramage
Land to be developed (Address):	Lot 52 DP 7593 , 25 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

07/04/2022:

The development application is for the demolition of existing structures and the construction of a new dwelling with an attached secondary dwelling (Lower Ground Floor), attached carport (First Floor), driveway and swimming pool.

Access

Before Development Engineer provide feedback, comments from Council's Road Assets Team are requested.

Stormwater

This property is on the low side of the road.

Stormwater Management Plans prepared by Stellen Consulting , Drawing number DR-000 to DR-004, Project No 211105, Rev. 0 and Dated 20/12/2021, are provided.

But before Council consider these plans applicant is advised as below:

a) The Stormwater drainage for the site shall demonstrate compliance with Council's Water Management for Development Policy, particularly Stormwater Drainage from Low Level Properties Technical Specification Section 5.5. As the subject site falls to the rear, an easement to drain water is to be created in favor of the site over the downstream properties. Evidence of owners consent by the property owners (16 Powderworks Road NORTH NARRABEEN) shall be submitted with the Development Application. The Application shall be supported by a long section of the inter-allotment drainage to the connection with Council's road drainage system.

b) Should this method of stormwater disposal not be possible, evidence shall be submitted with the Application.

For sample letter refer Appendix 2, Easement Letter of Council's Water Management for Development Policy.

Geotechnical

The site is identified as Geotechnical Hazard H1 on Council's Geotechnical Hazard Map. An excavation to a maximum depth of ~4.3m is proposed to construct the proposed house. Geotech report by White Geotechnical Group , Ref J3881, Dated 15th Dec 2021 is provided. An acceptable risk can be achieved for the proposed development as per the geotechnical report.

Amended Plans Provided on 12/5/2022

Access

The amended plans propose the removal of all existing retaining walls and stairs within the road reserve as per comments provided by Council's Road Asset team. However no details have been provided as to how the proposed driveway and the road embankment will be supported once the retaining walls are removed. Additionally there exists a significant level difference in the road reserve between the site and the adjacent property and it is unclear how this will be addressed. The proposed driveway profile does not comply with the current standards. Additional information required for further assessment is as follows:

- The Applicant shall provide engineering long-sections at both edges and centerline of the proposed access driveway to the proposed garage and demonstrate compliance with AS2890. The sections are to include dimension as well as existing and proposed levels.
- Details of the supporting structures for the proposed driveway and the road reserve.
- Protection measures for the existing street tree.
- Engineering cross sections for the footpath and the road reserve to show the changes proposed changes on the road reserve between the subject site and adjacent properties.

Stormwater

The stormwater management plan proposes to discharge via a level spreader at the rear. The level spreader design must be in accordance with Appendix 4 of Council's Water Management for Development Policy. The post developed flows through the level spreader must not exceed the pre developed 20% AEP state of nature storm event for all storms including 1% AEP.

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.