

Engineering Referral Response

Application Number:	DA2022/2277
Proposed Development:	Demolition works and construction of a dwelling house including garage
Date:	08/08/2023
To:	Phil Lane
Land to be developed (Address):	Lot 224 DP 15376 , 272 Whale Beach Road WHALE BEACH NSW 2107

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

08/08/2023:

Amended plans are provided, Development Engineering would wait for comments from Councils Road Asset Team first.

13/07/2023:

- Amended stormwater plans are provided (Internal Ref: TRIM2023/442760) and shows the location of proposed OSD, which is totally inside the garage. As advised earlier the access to OSD should be outside the garage to have 24x7 free access. Discharge from OSD can be disposed to street via gravity as the site is sitting on higher grounds. Prior to discharging to street, a pit near and within front site boundary to be provided. OSD to discharge to this pit prior to discharging to street kerb and gutter.

Revised plans to be provided.

- As requested in previous assessment revised Geotech Report with Form 1 and 1A is not provided.
- It appears that comments by Councils Road Team, dated 17/05/2023 are not incorporated.

For Planner

Please seek comments from Council's Road Assets Team on the latest submission.

26/04/2023:

Development application is for approval of demolition works and construction of a dwelling house.

Access

Proposal is for new driveway.

Stormwater

Proposed hardstand area is greater than 50sqm, as per Council's Water Management for Development Policy, an On-site Stormwater Detention System is required.

Stormwater plans proposing an OSD are provided. OSD is proposed under Garage slab, the access to OSD should be outside the garage to have 24x7 free access. Revised plans to be provided.

Geotech

Site is mapped on H1 landslip hazard zoning, Geotech Report prepared by Fortify Geoetch, Ref: JS/S1589 is provided. Report does not provide any information on removal of existing stone retaining wall along frontage of site within public road reserve. This wall seems to support neighboring site. Geotech Engineer to provide any risk/ recommendations associated with removal of this wall. Form 1 and 1A are also not provided.

For Planner:

Proposal is to demolish existing retaining walls and construction of new vehicle crossing with pedestrian access stairs and some landscaping within public road reserve, comments from Council's Road Assets Team are requested. Proposal also includes some kind of enclosed structure around existing power pole along frontage of site, which seems odd.

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.