

Engineering Referral Response

Application Number:	DA2023/1933
Proposed Development:	Alterations and additions to a dwelling house including a double carport
Date:	27/05/2024
To:	Reeve Cocks
Land to be developed (Address):	Lot C DP 162702 , 31 Montauban Avenue SEAFORTH NSW 2092

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

The proposal is for alterations and addition to the existing dwelling.

Access

Insufficient information has been provided with regard to the proposed access driveway. The Applicant shall provide a long-section at both edges of the proposed access driveway to the proposed carport and demonstrate compliance with AS2890.1 The driveway shall incorporate one of Council's standard vehicle crossing profiles.

Stormwater

The concept stormwater plans propose two discharge locations. One outlet adjacent to the proposed carport connecting to the kerb and one connecting to the interallotment easement along the boundary of No 12 Clontarf St. Council records indicate the interallotment easement only benefits Lot B (No 10 Clontarf St). As the subject site is not a beneficiary of the easement connection to the easement is not acceptable. Stormwater shall be discharged from the site to the kerb via a single outlet adjacent to the proposed carport.

Additional Information Provided on 9/5/2024

Stormwater

The submitted stormwater plan with the proposed discharge via the existing connection is acceptable subject to conditions.

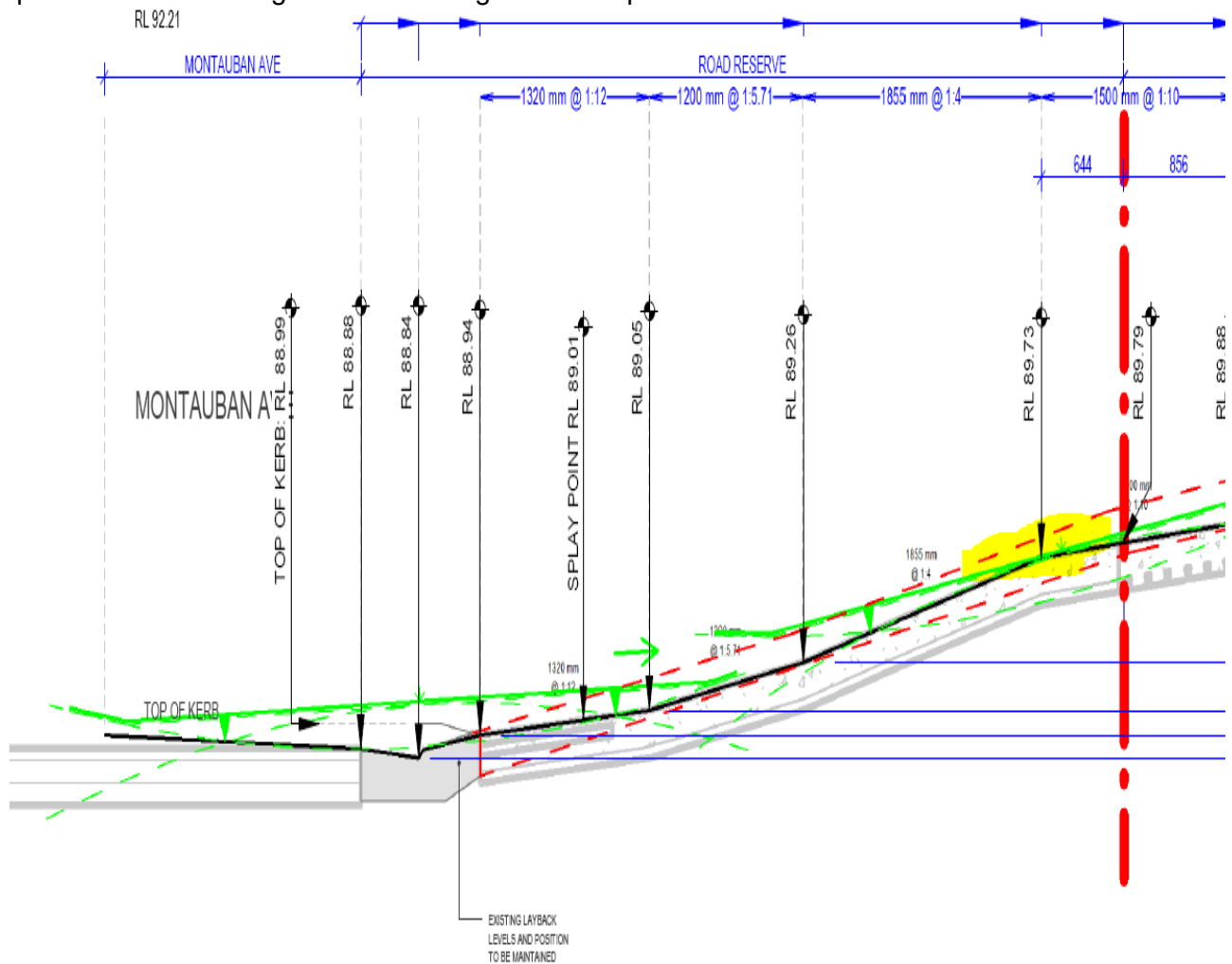
Access

The submitted longsections are not satisfactory. Based on the sections provided vehicles appear to scrape on the eastern edge of the crossing. A profile in accordance with Council's standard drawing Maximum High is recommended.

Additional Information Provided on 27/05/2024

Access

The submitted longsections are not satisfactory. Based on the sections provided vehicles appear to scrape on the eastern edge of the crossing. Refer snapshot below:



DRIVEWAY SECTION EAST EDGE

1:50

A profile in accordance with Council's standard drawing Maximum High is recommended. The applicant shall provide engineering longsections at both edges of the proposed vehicle crossing including chainage, existing and proposed levels and grades.

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.