

## Engineering Referral Response

Application Number:	DA2022/0309
Date:	04/05/2022
To:	Thomas Prosser
Land to be developed (Address):	Lot 14 DP 23429 , 50 Woorarra 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 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

The proposal is for the demolition works and the construction of a new dwelling.

#### Stormwater

The site falls to the rear and as such the stormwater design must be in accordance with Council's Water Management for Development Policy Clause 5.5: Stormwater Drainage from Low Level Properties. All stages of the Clause 5.5 are to be satisfied. Where an easement is not feasible, an easement refusal letter shall be provided.

The submitted stormwater plan by proposes an absorption trench located to the rear of the site as the discharge method. However engineering calculations have not been provided to support the design and the geotechnical report by Ascent Geotechnical Consultants does not include a measured infiltration rate.

Where an absorption system is proposed the design must be in accordance with Appendix 3 of the Water Management for Development Policy. A geotechnical report with the relevant information as detailed in Appendix 3 and engineering calculations, to appropriately size the system, must be provided to support the design.

#### 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 garage and

demonstrate compliance with AS2890. The driveway shall incorporate one of Council's standard vehicle crossing profiles.

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.