

Engineering Referral Response

Application Number:	DA2023/0696
Proposed Development:	Construction of a dwelling house including swimming pool
Date:	26/02/2024
To:	Gareth David
Land to be developed (Address):	Lot 16 DP 200638 , 60 Castle Circuit 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 development is in Region 3, Zone 3 and is therefore subject to scour and erosion control treatment. Vehicle crossing construction is proposed.

The proposed development is on a site with a gradient well in excess of 1:4. Manly DCP 2013 and LEP 2013 stipulate maximum wall heights for sloping sites. Based on Figure 26 of Manly DCP, the maximum permissible wall height is 8 metres. The development proposes a wall height in excess of 15 metres, which is not supported.

Driveway profiles on drawing no. C4-01. The maximum gradient of 35% is in excess of the permissible 1V : 4H slope. The vehicle crossing (external) and driveway needs to be amended to comply with Councils Standard Drawing No. A4-3330/7 ML. All internal driveway gradients must comply with Section 2.6.2 of AS/NZS 2890.1:2004 which stipulate a maximum gradient of 25% for domestic driveways (internal). There appear to be some anomalies on the chainage information. Please check for accuracy.

Engineering Comments 09.02.24

Amended driveway longitudinal sections have been submitted. I have no further objections to the proposed development subject to the inclusion of the recommended engineering conditions of consent.

Engineering Comments 26.02.24

Development Engineering has become aware of the serious concerns regarding the project from Council's *Transport & Civil Infrastructure Assets* section.

These comments are reproduced below. In light of these concerns, I cannot support the proposal until they are satisfactorily addressed.

DRIVEWAY AND STEPS ON COUNCIL LAND

The proposed driveway and staircase is too large and exceeds a reasonable required amount of m2 for the proposed need (ie access to the boundary of the property across Council land from the carriageway).

The previous DA approval design is lesser in scope and approved and Council would approve a reduced scope similar to the approved DA footprint with both driveway and stairs.

No general carparking spaces are approved on Council land. Only the area required to turn the cars around is required.

Normally in these situations on these difficult sites turntables are used. Council will not accede land due to land owners seeking to reduce costs.

OUTSTANDING ADVICE

Geotechnical Cut inside the property and how it affects public land on the easement.

- My advice is that NO permanent anchor or retaining structure is approved on Council land. All retaining structures are to be wholly on the private property.
- Temporary Anchors will be allowed via formal application with fees and charges applied and de-stressing to occur in line with the Development Engineer's requirements.

SWALE DRAIN

The swale drain is an encroachment and has no benefit to Council.

Conditional approval for the swale drain via s139 is required including ongoing maintenance requirements.

The swale drain is to be designed to prevent erosion and landslip of Council land immediately uphill of the drain.

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.