

Engineering Referral Response

Application Number:	DA2022/0307
Date:	03/05/2022
To:	Olivia Ramage
Land to be developed (Address):	Lot 14 DP 23429 , 50 Woorarra Avenue NORTH NARRABEEN NSW 2101 Lot 15 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 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 the demolition of the exiting structures 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 Taylor Consulting dated 10/2/2022 proposes to discharge site stormwater via an absorption trench located to the rear of the site. However engineering calculations have not been provided to support the design and the geotechnical report by Ascent Geotechnical Consultants dated 11/8/2021 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.

The proposed application cannot be supported by Development Engineering due to lack of information to address:

- *Stormwater drainage for the development in accordance with Council's Water Management for Development Policy.*

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.