

Engineering Referral Response

Application Number:	DA2024/0597
Proposed Development:	Demolition works and construction of Shop top Housing
Date:	09/12/2024
To:	Adam Croft
Land to be developed (Address):	Lot 10 DP 8172 , 21 Oaks Avenue DEE WHY NSW 2099

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

9/12/2024

Development Engineering 2nd Referral Comments.

Stormwater

- The stormwater issue raised by Council's Development Engineer first referral hasn't been addressed. On the amended plans, the proposed vehicular crossover still conflicts to Council's existing stormwater lintel pit. Detailed design of relocation of Council's stormwater lintel pit shall be provided on the stormwater plans or the site access design shall be amended.

Site Access and Parking

- In the updated Ausgrid referral letter, it still does not grant consent for the proposed alterations to the existing electric car charging station.
- Provision of low planter boxes from the proposed building to the front site boundary or to the edge of the seating area next door in front of 19 Oaks Avenue Dee Why, whichever is shorter, hasn't been considered and investigated.

16/07/2024

Development Engineering 1st Referral Comments.

Council's Development Engineer does not support this proposal due to the proposed stormwater and site access & parking design.

Stormwater

An OSD system is not provided as the site is affected by flood issues. Stormwater from the proposed development is to be directed to an existing Council's kerb inlet pit in the street. The existing kerb inlet pit grate and invert levels have been verified on the survey plan.

Gravity discharge has been provided from the tank to the boundary pit, then to the existing kerb inlet pit.

It is likely that the basement shall be fully tanked due to the groundwater table. Stormwater from no driveway area is directed to the basement pump-out system. The details of the pump-out system shall be in accordance with AS/NZS 3500.3:2015.

Council's Development Engineer cannot support the proposed stormwater design due to the follows.

- The proposed vehicular crossover conflicts to Council's existing stormwater lintel pit. Detailed design of relocation of Council's stormwater lintel pit shall be provided on the stormwater plans or the site access design shall be amended.

Stormwater Assets

Council's stormwater assets at the rear have been located on the survey plan with relevant easement, which is generally satisfactory.

Flooding

Council's flooding team provided comments not supporting the current proposal. Details please refer to Council's flooding team's comments.

Geotechnical Investigation

A geotechnical report has been prepared by eiaustralia, dated 6 May 2024. The groundwater table has not been determined due to the site constraints.

Following the demolition of the existing building, detailed geotechnical and environmental assessments should be carried out to assess the localised groundwater level and quality.

Based on the limited in-house information available for the area, the depth to groundwater is inferred to be between 4 to 6m BEGL, which is above the excavation level. There is likelihood that the basement will intersect the groundwater table. Should the basement level 02 encounters the groundwater table, the basement must be fully tanked. The basement will be conditioned to be fully tanked as the basement is likely to be above the groundwater level. If after further geotechnical

investigation, it is not the case, then a Mod can be lodged to amend the conditions.

WaterNSW has provided approval documents dated 16 July 2024.

Site Access and Parking

Two levels of basement parking are proposed. The plans depict generally compliant driveway gradients, which is satisfactory. The maximum driveway gradient is 23% with maximum 12.5% transition gradients for a minimum 2m. A maximum 5% gradient has been provided for the first 6m into the property.

Council's Development Engineer cannot support the proposed site access and parking design due to the follows.

- The proposed vehicular crossover conflicts to an existing electric car charging station. Ausgrid does not support this proposal due to its alterations to the electric car charging station with details extracted from the Ausgrid referral letter '*Existing Ausgrid easements, leases and/or right of ways must be maintained at all times to ensure 24-hour access. No temporary or permanent alterations to this property tenure can occur without written approval from Ausgrid. For further details refer to Ausgrid's Network Standard 143.*'
- Low planter boxes along both sides of the driveway are recommended to be provided for pedestrian safety consideration subject to Council's landscape officer's approval. The extent of the low planter boxes shall be from the proposed building to the front site boundary or to the edge of the seating area next door in front of 19 Oaks Avenue Dee Why, whichever is shorter. Satisfactory sight distances shall be provided in the traffic and parking report.

Note to Planner: A right of carriageway may be required to be created burdening the subject site prior to the issue of the Occupation Certificate, which can be conditioned.

Note to Planner: When the traffic engineer's referral letter will be completed, please inform Development Engineer to determine whether any update on the referral comments is necessary.

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.