

Engineering Referral Response

Application Number:	DA2024/0030
Proposed Development:	Alterations and additions to a dwelling house
Date:	05/06/2024
To:	Nick England
Land to be developed (Address):	Lot 7 DP 13745 , 89 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 subject site is located on the low side of the road and as such stormwater drainage for the proposal is to be designed in accordance with clause 5.5 of Council's Water Management for Development Policy. A review of the submitted Geotechnical report indicates that the preferred method for the disposal of stormwater from the site is an easement through the downstream property. The submitted stormwater plan proposes a level spreader which is not designed in accordance with Council's requirements outlined in appendix 4 of the policy. The applicant must demonstrate if an easement has been refused from the downstream property and if this is provided then the stormwater design is to be amended in accordance with the requirements of appendix 4 of Council's policy.

Development Engineering cannot support the proposal due to insufficient information to address stormwater in accordance with clause B5 of the DCP.

Additional information provided on 22/5/2024

The amended stormwater plan proposes discharge to a level spreader via an OSD system, the calculated PSD seems quite high. Consultant engineer to provide Drains model for review.

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.