

Engineering Referral Response

Application Number:	Mod2023/0403
Proposed Development:	Modification of Development Consent DA2021/0818 granted for Alterations and additions to a dwelling house including a secondary dwelling and garage
Date:	28/08/2023
To:	Gareth David
Land to be developed (Address):	Lot 82 DP 23429 , 27 Grenfell 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

28/02/23:

The applicant proposes "Modification of Development Consent DA2021/0818 granted for Alterations and additions to a dwelling house including a secondary dwelling and garage"

Access:

There is an existing approval for a secondary garage, forward of the building line and perpendicular to the frontage.

The applicant is proposing for the approved secondary garage to face the street.

The proposed garage level of RL4.7 is acceptable.

Proposed driveway levels to generally follow Council's Extra High Standard Profile.

Pouring a slab next to the existing driveway would not be supported. The existing driveway would need to be removed and constructed to councils specifications.

Note that there is a council pipe that runs under the driveway. Sufficient clearance is required over the pipeline.

Refer to Council's Landscape Referral Response regarding the proximity to the existing street tree.

Access is supported subject to a driveway levels and formwork inspection application.

Stormwater:

The site has been identified as a Medium Risk for Flood.
The site is located towards the bottom of the catchment.
As such, no OSD is required.
An updated Stormwater Plan would be required to reflect the amended garage.

Geotech:

Requesting a letter/statement from Douglas Partners to confirm the new plans have been reviewed and the Geotechnical Report submitted with DA2021/0818 still meets an acceptable risk.

As such, development engineering cannot support the application due to insufficient evidence to address Appendix 5 of P21 DCP

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.