

## Engineering Referral Response

<b>Application Number:</b>	DA2022/1820
<b>Proposed Development:</b>	Demolition of existing sites & construction of a dwelling house on Lot 342
<b>Date:</b>	08/03/2023
<b>To:</b>	Gareth David
<b>Land to be developed (Address):</b>	Lot 342 DP 12316 , 11 Kimo Street NORTH BALGOWLAH NSW 2093

### Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m<sup>2</sup> 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 application seeks consent for demolition of existing sites & construction of a dwelling house on Lot 342.

#### Access

The geotechnical report, prepared by AWGEOTECHNICS dated 28/04/2022, determines that the site classification in accordance with AS2870 is Class P. All recommendations provided in the report must be incorporated into the design.

The proposed vehicle crossing requires removal of a tree (T1) located within the Council road reserve. This aspect has been assessed and approved by Council's Landscape Officer.

The proposed garage requires construction of a new vehicle crossing located near the southern property boundary. Proposed driveway must be 3.5 m wide at boundary and 3.5 m wide at layback. Driveway profile must be in compliance with Council's standard vehicle crossing profiles - Normal Low. Driveway must be a minimum of 0.5m from existing Telecommunications pit. Proposed new vehicle crossing is satisfactory, subject to conditions.

The existing vehicle crossing that services Lot 341 is not considered redundant as it provides access to an existing parking facility within the property. The existing vehicle crossing that services Lot 341 may remain.

**Stormwater**

Site is a low level property, falling towards the eastern property boundary. The stormwater management plan, prepared by Taylor Consulting dated 14/10/2022, proposes an Onsite Stormwater Detention (OSD) System with a level spreader discharging towards the eastern property boundary. DRAINS model has been provided by Taylor Consulting for assessment.

But before the stormwater plans provided with the Development Application can be assessed, stormwater drainage for the site shall demonstrate compliance with Council's Water Management for Development Policy, particularly Section 5.5 'Stormwater Drainage from Low Level Properties'.

a) An easement to drain water is to be created in favour of the site over the downstream properties. Evidence of owners consent by the property owners (6 Marlee Street, North Balgowlah) shall be submitted with the Development Application. The Application shall be supported by a long section of the inter-alotment drainage to the connection with Council's road drainage system.

b) Should the applicant be unsuccessful in attaining an easement, evidence shall be submitted with the Development Application. For sample letter, refer to Appendix 2 'Sample Easement Letter' in 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.