

Engineering Referral Response

Application Number:	Mod2024/0083
Proposed Development:	Modification of Development Consent DA2022/0145 granted for Demolition works and construction of a mixed-use development comprising a residential flat building and shop top housing, basement parking, lot consolidation and torrens title subdivision.
Date:	13/05/2024
To:	Gareth David
Land to be developed (Address):	Lot CP SP 32072 , 812 Pittwater Road DEE WHY NSW 2099 Lot CP SP 32071 , 4 Delmar Parade 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

Updated Comments 13/5/24

The recently submitted geotechnical and hydro geological reports as prepared by Morrow have not addressed the previous requested development engineering required further information ie The Impacts of the extended basement construction on the existing groundwater regime and whether the requirement for the permanent tanking of the basement can be removed. An amended geotechnical report is required to address Sydney Coastal Councils Group ground water management handbook Section 5.6 requirements :

The use of sump and pump systems should only be considered where minor or intermittent seepages are encountered and it is impractical to divert these flows around the structure. Sump and pump systems should only be considered suitable for use in the sandstone areas of the SCCG region, where intermittent (non-continuous) pumping may be sufficient to manage the seepage volumes encountered. They are not suitable for the coastal sand bed areas due to the permeability of these aquifers and the need for generally continuous or semi-continuous operation of any pumps for the life of the development (hence becoming unsustainable

development as defined by DNR). Even in the sandstone areas, circumstances may preclude the use of sump and pump systems, particularly where valleys or depressions focus significant quantities or flows of perched groundwater toward a site.

The modification is not supported.

Previous comments

The proposed modification has been reviewed and cannot be supported as the Hydrogeology report (prepared by Morrow) , does not address the requirements of the Sydney Coastal Councils Group ground water management handbook (2006) in regard to impacts of the basement construction on the existing of the water table within the site.

Section 5.6 of the manual (construction and development) states :

The use of sump and pump systems should only be considered where minor or intermittent seepages are encountered and it is impractical to divert these flows around the structure. Sump and pump systems should only be considered suitable for use in the sandstone areas of the SCCG region, where intermittent (non-continuous) pumping may be sufficient to manage the seepage volumes encountered. They are not suitable for the coastal sand bed areas due to the permeability of these aquifers and the need for generally continuous or semi-continuous operation of any pumps for the life of the development (hence becoming unsustainable development as defined by DNR). Even in the sandstone areas, circumstances may preclude the use of sump and pump systems, particularly where valleys or depressions focus significant quantities or flows of perched groundwater toward a site.

An amended geotechnical report is required to address the above Sydney Coastal Councils Group ground water management handbook requirements.

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.