

## Engineering Referral Response

<b>Application Number:</b>	DA2023/1852
<b>Proposed Development:</b>	Alterations and additions to a dwelling house including hardstand car space with basement storage
<b>Date:</b>	19/02/2024
<b>To:</b>	Reeve Cocks
<b>Land to be developed (Address):</b>	Lot 18 DP 228171 , 19 Alameda Way WARRIEWOOD NSW 2102

### 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

**19/02/2024**

**This application is not supported due to the stormwater design and improper parking facility.**

### Stormwater

The proposed development is located within Region 1 (Northern Catchment). The proposed development is for alterations and additions to an existing dwelling. An OSD system is not required as the proposed increase in impervious area is less than 50sqm.

Stormwater/Rainwater runoff from the proposed development is to be directed to an existing drainage easement along the rear of the site.

A voluntary rainwater tank is proposed.

**Additional information as detailed below shall be provided for stormwater design.**

- Title documents of the subject property shall be submitted to Council demonstrating that the subject site benefits from existing downstream drainage easements as far as to Council's drainage infrastructure.
- Any existing pipeline(s) within the existing drainage easements as far as to Council's drainage infrastructure shall be site investigated by a licensed plumber/service locator and the existing pipeline(s) shall be shown on the stormwater plans and other relevant plans.

### **Site Access and Parking Facility**

The existing vehicular crossover is proposed to be widened to approximately 5.75m at the boundary and 6.9m at the kerb line. The distance from the hardstand parking space to the front boundary is approximately 4m.

### **Additional information as detailed below shall be provided for site access and parking facility design**

- The dimensions of the hardstand parking space is 3m x 5.75m, while the depth of a parking space has to be increased to at least 5.4m in accordance with AS/NZS 2890.1:2004.
- Driveway long-sections shall be submitted demonstrating that the driveway grades are in accordance with AS/NZS 2890.1:2004.

### **Geotechnical Investigation**

A geotechnical report is required as the proposed excavation depth is greater than 1.5m. A completed form No. 1 **and** No.1(a) in Appendix 5 "Geotechnical Risk Management Policy for Pittwater - 2009" of the Pittwater DCP shall be included in the geotechnical report.

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.