

## Engineering Referral Response

<b>Application Number:</b>	DA2022/1123
<b>Proposed Development:</b>	Alterations and additions to a dwelling house
<b>Date:</b>	05/01/2023
<b>To:</b>	Adam Croft
<b>Land to be developed (Address):</b>	Lot 17 DP 758044 , 8 Barrabooka Street CLONTARF 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 proposed to build a new carport on RL 49.15 connects to the existing driveway which has been marked as retained.

The section of the existing driveway connects to the new carport is between RL 48.75 and RL 50.00. It is significant height differences between the driveway level and the level of the carport.

The transition of gradients between the carport and the existing driveway are considered to be too steep.

The applicant must demonstrate the design of the carport and new driveway section, by providing an engineering sections and design and an engineering certificate for assessment, must be complied with current AS 2890.1.

As such, at least three engineering longitudinal sections between the existing driveway and carport must be provided, including the existing and proposed level .

In this regards, Development Engineering cannot support the application due to clause 4.1 of Council's Manly DCP.

### 4/01/2023:

The proposal is for alterations and additions to an existing dwelling.

Amended plans have been provided and there is no approval for any additional carport. Hence the requirements and comments relevant to previous development engineering assessment are not valid anymore.

There is no increase in the impervious area and the post development impervious area less than 60% of the site area. As such, no OSD is required.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

**Recommended Engineering Conditions:**

**CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

**Road Reserve**

The applicant shall ensure the public footways and roadways adjacent to the site are maintained in a safe condition at all times during the course of the work.

Reason: Public safety.

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE  
OCCUPATION CERTIFICATE**

**Stormwater Disposal**

The stormwater drainage works shall be certified as compliant with all relevant Australian Standards and Codes by a suitably qualified person. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To ensure appropriate provision for the disposal of stormwater arising from the development.

**ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES**

**No Approval for Carport**

There is no approval for any carport. The existing garage is the only approved covered parking facility.

Reason: Gradients exceed Australian Standards and are not safe.