

Engineering Referral Response

Application Number:	DA2022/0438
Date:	27/05/2022
To:	Stephanie Gelder
Land to be developed (Address):	Lot 13 DP 5305 , 50 West Street 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 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

The proposal is for the alterations and additions to an existing dual occupancy including widening the existing crossover and a new carport in the front setback.

Access

The proposal includes widening the existing crossover and providing a carport in the front. Insufficient information has been provided with regard to the proposed access driveway. The Applicant shall provide a long-section at both edges of the proposed access driveway to the proposed carport and demonstrate compliance with AS2890. The existing footpath levels are to be maintained.

Stormwater

The site falls to the rear and as such the stormwater management for the development shall be in accordance with of Council's Water Management for Development Policy Clause 5.5: Stormwater Drainage from Low Level Properties. All stages are to be satisfied. An easement refusal letter has been provided but it is unclear if any of the other methods have been investigated. A charged system will only be considered when the methods listed in the Clause 5.5. are not feasible.

Review 27/5/2022

Access

The Applicant's Consultant has requested if the longsections requested above can be conditioned as part of the CC approval. However there is an existing footpath adjacent to the boundary which is at RL59.45 and the architectural elevations shows the carport at RL59.22. It is unclear how this level difference is achieved within the 1meter setback. Hence engineering longsections must be provided for the proposed vehicular access to the carport to demonstrate compliance with AS2890.1. The existing footpath levels are to be maintained.

Stormwater

The applicants consultant engineer has indicated that alternate methods of discharge were investigated and was not feasible due to site constraints of the adjacent property. Hence the proposed stormwater plan is acceptable subject to conditions.

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.