

Engineering Referral Response

Application Number:	DA2024/1832
Proposed Development:	Use of Premises as a dual occupancy (detached) including construction of a new dwelling and swimming pool, alterations and additions to the existing dwelling and strata subdivision
Date:	22/04/2025
To:	Claire Ryan
Land to be developed (Address):	Lot 13 DP 11055 , 90 Harbord Road FRESHWATER NSW 2096

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

27/02/2025:

Development Application is for alterations and additions to existing structures for use as a (detached) dual occupancy, swimming pool and strata subdivision.

Access

Site is corner lot with dual frontages namely Harbord Road on east & Wyndora Avenue on south.

There is existing driveway on Wyndora Avenue, which will serve proposed Lot 1.

In addition a new 5m driveway on Harbord Road is proposed to serve proposed Lot 2.

- New driveway alignment conflicts with existing Telstra pit. This existing service pit in the footpath will need to be adjusted to suit. Concurrence for the adjustment and provision of the driveway over this asset must be provided by the service authority.
- The parking grade for proposed Lot 2 are greater than 8%, which is not acceptable. Consultant Engineer to re-design the parking with grades not greater than 5% in accordance with AS/NZS2890.1:2004
- Driveway longitudinal section from street gutter to parking to be provided with existing and proposed levels, chainage and grades. Driveway profile to be in accordance with Council's

standard vehicle crossing profile (available on Council website).

- The proposed crossing off Harbord Road is to be positioned closer to the northern boundary to permit a minimum of 6 metres between the existing blister island and the wing of the new crossing for one vehicle to park on the street, plans to be annotated to reflect this information.
- Only 3m driveway width can be allowed at street gutter. driveway can be splayed and driveway width at site boundary can be 5m.

Amended plans are requested.

Stormwater

Site falls towards both streets and proposal is to connect site stormwater from proposed Lot 1 to kerb in Wyndora Avenue and from Proposed Lot 2 to kerb in Harbord Road without any on-site detention system.

The site is located in Region 2 – Central Catchments. The proposal is for a detached dual occupancy development and as such if each proposed lot is having hardstand area more than 40% of total lot size then on-site stormwater detention is to be designed in accordance with either the Simplified Method or the Full Computation Method detailed in Sections 9.3.2.4 and 9.3.2.5 of Council's Water Management for Development Policy.

The maximum allowable discharge to the kerb is to be limited to 20 litres per second for all storm events up to and including the 1% AEP.

Applicant to provide stormwater plans with detention system and relevant calculations.

NOTE:

It is not clear if the proposal is for a Strata subdivision or Torrens subdivision.

Additional Information Provided on 4/4/2025 & 11/4/2025

Access

- The acceptance letter from Telstra is noted.
- The above comments regarding the grade of the parking area have not been addressed. The proposed parking area grade of 10% is not acceptable. Engineer to re-design the parking with grades not greater than 5% in accordance with AS/NZS2890.1:2004. as commented above.
- Engineering long sections are to be provided at both edges of the proposed driveway to the proposed parking area. Driveway profile to be in accordance with Council's standard vehicle crossing profile (available on Council website).
- The existing vehicle crossing on Wyndora Road will need to be reconstructed to allow for a wider crossing at the boundary to accommodate the proposed double garage. This can be conditioned.

Amended plans are requested.

Stormwater

The submitted stormwater plans do not include any calculations and it is unclear how the OSD volume has been determined. The proposed OSD volume appears low. OSD is to be designed in accordance with either the Simplified Method or the Full Computation Method detailed in Sections 9.3.2.4 and 9.3.2.5 of Council's Water Management for Development Policy.

The maximum allowable discharge to the kerb is to be limited to 20 litres per second for all storm events up to and including the 1% AEP.
Calculations and drains model are to be submitted for review.

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.