

## Engineering Referral Response

<b>Application Number:</b>	DA2024/0819
<b>Proposed Development:</b>	Demolition works and construction of a dual occupancy
<b>Date:</b>	03/10/2024
<b>To:</b>	Anaiis Sarkissian
<b>Land to be developed (Address):</b>	Lot 12 DP 7236 , 8 Seabeach Avenue MONA VALE NSW 2103

### 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 proposed development is in Region 1 on a notionally Low Level Property. The site fall however is only 200 mm from the front boundary to the rear, with a crest in the middle of the site. Pre-development advice was to discharge stormwater from the site in accordance with Section 5.5 of the Water Management for Development Policy. The submitted stormwater management plans however propose to discharge water from the site via a connection to a 1050 RCP on the property frontage. Council's advice to the applicant is as follows:

1. If the applicant wishes to connect into Council's stormwater infrastructure, the following information is required with the amended submission:

Accurately locate, confirm dimensions including depth and plot to scale Council's stormwater infrastructure on the property frontage to which it is proposed to connect stormwater run-off from the site. This should be carried out by service locating contractor and registered surveyor. (Evidence of methodology adopted used for locating stormwater system should be provided). Show the stormwater pipe on plans and produce a longitudinal section. Any private connection to Council pipe needs to be in accordance with Standard Drawing S1016, rev A dated 15.03.21. The connection would need to be to the top 1/3 of the pipe. ALTERNATELY

2. The applicant may investigate obtaining a drainage easement through the adjoining rear property in accordance with Section 5.5 and Appendix 2 of the Water Management for Development Policy  
OR

3. The applicant can investigate the feasibility of utilising an absorption trench in accordance with

Section 5.5 and Appendix 3 of the Water Management for Development Policy.

**Engineering Comments 22.09.24**

Development engineering concerns have not been addressed by the submitted documents.

**Engineering Comments 03.10.24**

The location of the proposed absorption trench needs to be a minimum of 3 metres from any building. Compliance with Appendix 3 of the Water Management for Development Policy is required in particular:

a) A consulting geotechnical engineer must submit a geotechnical report providing the following details (where applicable) for the proposed location of the absorption/dispersal trench:

i) Depth to rock

ii) Depth to the water table

iii) Measured infiltration rate (in litres/square metres/second)

iv) Infiltration rate that can be maintained in the long term

v) Minimum distance any infiltration system should be located clear of property boundaries

vi) Whether the use of infiltration is likely to cause seepage problems to the proposed structure or to any adjoining properties

vii) The use of any waterproofing to protect underground areas

viii) Any special requirements for the design of walls or footings on the site.

The above information must be submitted to Council to determine whether any absorption system is permitted for the site.

AND

g) The absorption pit should not be located within three metres of the side or rear boundary, or three metres from any on-site building or neighbouring buildings.

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.