

## Engineering Referral Response

<b>Application Number:</b>	DA2021/1200
<b>Date:</b>	31/08/2021
<b>To:</b>	Phil Lane
<b>Land to be developed (Address):</b>	Lot 152 DP 29335 , 1 Kanimbla Crescent BILGOLA PLATEAU NSW 2107

### 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

#### 31/08/2021:

The application seeks consent for alterations and additions to an existing residence and a new double carport adjacent to the street boundary.

#### Access

Presently the access to site is from Kanimbla Crescent via a gravel driveway runs to a parking area on the uphill side of the property.

Proposal is to construct a double carport on the existing (Eastern location) off street parking area. The main pedestrian access to the site is on the Western corner of the front boundary.

No longitudinal section of the proposed driveway is provided. Also from the proposal it seems that the simultaneous manoeuvre of both vehicle from the proposed carport will be difficult.

Applicant is advised to provide a longitudinal section of the proposed driveway from bitumen edge to proposed carport showing existing and proposed levels and grades. And also show on the plans that both vehicles can move in and out independently from each vehicle space.

#### Stormwater

Proposal is to connect all downpipes to the existing stormwater system (level spreader at rear) with a new Onsite Stormwater Detention tank.

Stormwater plans by Water Design Civil Engineers, Job No 2021-036, Drawing No SW1 to Sw3, dated 21/06/2021 shows that site stormwater discharge is connected to existing level spreader at rear via a

new Onsite Stormwater Detention tank of capacity 10,000 litres, which is satisfactory.

But the proposal to discharge the stormwater from carport area to street does not seem feasible.

Applicant is advised to discharge the whole stormwater generated from site to the level spreader at rear via OSD tank and pits. Updated plans are to be provided to review.

**Excavation**

The site falls on Geotechnical Hazard Map - W Hazard H1. Geotechnical Report by White Geotechnical Group Pty Ltd, Ref J3391, Dated 5th May 2021 is provided.

It is noted that Geotechnical Comments are based on the older version of drawings.

Applicant is advised to seek geotechnical comments on the latest version of plans.

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.