

Engineering Referral Response

Application Number:	DA2022/2207
Proposed Development:	Demolition works and construction of a dwelling house including swimming pool
Date:	27/10/2023
To:	Jordan Davies
Land to be developed (Address):	Lot A DP 358783 , 30 Abernethy Street SEAFORTH NSW 2092

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 demolition works and construction of a new dwelling. The submitted stormwater plan proposal disposal to a level spreader via an OSD system which is acceptable subject to conditions. Refusal of easement letters have been provided.

The proposal involves significant works in the road reserve which requires comments and concurrence from Council's Road Asset team prior to final engineering assessment.

Additional Information Provided 16/8/2023

Driveway Access

Insufficient information has been provided with regard to the proposed access driveway. The proposed gradients do not comply with current standards and the transition extends within the parking space. Any transitions proposed within the garage must be outside the parking space. The parking area must not exceed a 5% grade. It is recommended that Council's standard Maximum Low profile be adopted. This may require amendments to the proposed garage level. The Applicant shall provide a long-section at both edges of the proposed access driveway to the proposed garage and demonstrate compliance with AS2890.1.

Stormwater

It is noted that the rear neighbors have raised concerns regarding stormwater management. As the site falls to the rear and refusal of easement letters have been provided the discharge via level

spreader is acceptable. However the design of the level spreader shall be in accordance with Appendix 4 of Council's Water Management for Development Policy. Total discharge including bypass flows and controlled flows through the level spreader must not exceed the 20% AEP state of nature storm event.

The geotechnical report has indicated that an absorption system is not viable for the site. Please provide concurrence from the geotechnical engineering regarding the method of stormwater disposal and the location of the level spreader.

Additionally the amended plans have not addressed the Road Assets teams requirements for the removal of the existing encroachment on the road reserve. Amended plans are to address the requirements of the Road Asset team as well as address the engineering concerns as above.

Additional Information Provided 27/10/2023

Driveway Access

The amended driveway profile has been reviewed. While the transition within the garage has been removed the proposed gradients do not comply. To comply with the Maximum Low profile the garage level will need to be raised by approximately 400mm. The link to the profile is as follows: <https://files-preprod-d9.northernbeaches.nsw.gov.au/nbc-prod-files/documents/general-information/driveway-and-vehicle-crossings/standard-vehicle-crossing-profile-maximum-low-jul22.pdf?1698376820>.

Stormwater

A screen shot of the geotechnical engineer's email providing concurrence for the location of the level spreader has been provided which is insufficient. Please provide correspondence from the geotechnical engineering regarding the method of stormwater disposal, the rate of discharge and the location of the level spreader confirming that it will not cause any landslip issues.

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.