

Engineering Referral Response

Application Number:	DA2023/0696
Proposed Development:	Construction of a dwelling house including swimming pool
Date:	07/07/2023
To:	Gareth David
Land to be developed (Address):	Lot 16 DP 200638 , 60 Castle Circuit 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 development is in Region 3, Zone 3 and is therefore subject to scour and erosion control treatment. Vehicle crossing construction is proposed.

The proposed development is on a site with a gradient well in excess of 1:4. Manly DCP 2013 and LEP 2013 stipulate maximum wall heights for sloping sites. Based on Figure 26 of Manly DCP, the maximum permissible wall height is 8 metres. The development proposes a wall height in excess of 15 metres, which is not supported.

Driveway profiles on drawing no. C4-01. The maximum gradient of 35% is in excess of the permissible 1V : 4H slope. The vehicle crossing (external) and driveway needs to be amended to comply with Councils Standard Drawing No. A4-3330/7 ML. All internal driveway gradients must comply with Section 2.6.2 of AS/NZS 2890.1:2004 which stipulate a maximum gradient of 25% for domestic driveways (internal). There appear to be some anomalies on the chainage information. Please check for accuracy.

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.