

Engineering Referral Response

Application Number:	DA2023/0040
Proposed Development:	Construction of a dwelling house including a garage
Date:	16/03/2023
To:	Stephanie Gelder
Land to be developed (Address):	Lot 35 DP 13750 , 23 Wakehurst Parkway 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 the construction of a new dwelling.

Access

Insufficient information has been provided with regard to the proposed access driveway. The proposed longsections is unsatisfactory. Based on the survey levels the existing vehicular crossing follows a low profile with the footpath adjacent to the boundary. The proposed vehicular crossing shall be designed match the existing footpath levels and ensure the flow of water down the footpath is not blocked. The design is to ensure the flow of water down the footpath is maintained. The Applicant shall provide engineering long-section at both edges and centerline of the proposed access driveway to the proposed garage and demonstrate compliance with AS2890.1. The sections are to include dimensions as well as existing and proposed levels.

Stormwater

The site falls to the rear and as such the stormwater management shall be in accordance with Section 5.5 of Council's Water Management for Development Policy. All stages of the Section are to be addressed. It is unclear if the option of an interallotment easement has been considered. Where an inter allotment easement is not viable, evidence of refusal of easement shall be provided prior to Council considering other methods of discharge.

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.