

Engineering Referral Response

Application Number:	DA2022/2103
Proposed Development:	Alterations and additions to a dwelling house
Date:	29/03/2023
To:	Nick Keeler
Land to be developed (Address):	Lot 1 DP 227483 , 60 Alleyne Avenue NORTH NARRABEEN NSW 2101

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

29/03/2023:

Development Application is for alterations and additions including new basement garage, driveway and access stairs.

Access

Proposal is to construct new garage, driveway and access stairs adjacent to the driveway.

No longitudinal section of driveway is provided. Applicant to provide longitudinal section of centerline & both edges of proposed driveway from street gutter invert to parking showing existing and proposed levels, chainage @ 2m and grades. And details of access stairs.

Driveway profile to be in accordance with Council's standard vehicle crossing profiles.

Stormwater

Proposal is to connect new stormwater discharge to the existing stormwater system. Applicant to provide site stormwater management plan showing % of existing and proposed areas.

Geotech

Site is mapped on Geotechnical Hazard H1 area, Geotechnical Risk Assessment Report by ASCENT Geotechnical Consultants, Ref: AG21139, Dated 17th May 2021 with form 1 and 1A is provided. This report is to be implemented at design and construction phase.

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.