

## Engineering Referral Response

Application Number:	DA2019/0571
To:	Phil Lane
Land to be developed (Address):	Lot 1 DP 407210 , 34 Orlando Road CROMER NSW 2099

### Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m<sup>2</sup> 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

#### Stormwater:

The proposed Stormwater Concept Plan is unsatisfactory. Stormwater drainage for the site shall be in accordance with Council's Warringah Stormwater Drainage from Low Level Properties Technical Specification Section 2.3. In particular, the proposed discharge to Orlando Road is not supported. Stormwater disposal shall be via an interallotment pipeline where properties fall naturally away from the street. The Statement of Environmental Effects states that there is an existing right to drain via an easement downstream. Evidence of an existing right to drain and demonstration that the interallotment drainage line has capacity to cater for additional flows shall be provided with the development application.

It is noted that this advice was provided at pre-lodgement meeting (PLM2017/0090).

The proposed location of Onsite Stormwater Detention (OSD) Basin 1 on the roof is not supported. Unobstructed external access to the any OSD system must be provided at all times, and a safe overflow route from the OSD system must be provided. Insufficient information has been provided to demonstrate compliance with Council's Warringah OSD Technical Specification. The minimum information required to be submitted is detailed in Section 3.3, including the provision of DRAINS model, and plans, elevations and sections of any OSD system, longsections of the connection to inter-allotment drainage. The longsection of the inter-allotment drainage line shall be supported by a HGL analysis.

#### Access:

Insufficient information has been provided with regard to the proposed access driveway. The Applicant shall provide a long-section at both edges of the proposed access driveway across the road reserve to the proposed carpark and demonstrate compliance with AS2890. The driveway shall incorporate one of Council's standard vehicle crossing profiles.

It appears that the turning paths supporting the Traffic Report are missing. These should be provided in accordance with AS2890 clearly demonstrating satisfactory manoeuvring on-site and forward entry and exit to and from the public road for all spaces. Please refer to Traffic Engineering for further assessment and comment.

The proposed application cannot be supported by Development Engineering due to lack of information to address:

- Vehicle access for the development in accordance with clause C2 Traffic, Access and Safety.
- Stormwater drainage for the development in accordance with clause C4 Stormwater.

### **Referral Body Recommendation**

Recommended for refusal

### **Refusal comments**

### **Recommended Engineering Conditions:**

Nil.