Engineering Referral Response

Application Number:	DA2019/0811

To:	Lashta Haidari
Land to be developed (Address):	Lot 1A DP 382200 , 49 Forest Way FRENCHS FOREST NSW 2086

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

General Information

The application for demolition works and construction of new Senior Housing development (4 dwellings), with basement parking and strata subdivision has been assessed by independent planning consultant as the applicant/owner is Council employee. A letter with request for withdrawal was sent to the Applicant on 04 October 2019.

- Stormwater Assessment comments

  The property has been identified in Council's mapping for Landslip Risk as ~75% of Area A - Slope less than 5 and ~ 25% of Area B - Franking Slope from 5-25.
  The Basix report has imposed requirement for a rainwater tank of 10,000 L, as Central water tank - rainwater or storm-water.
  Proposed landscaped area for new development is approximately 47.2% / 435.9 m^2 of the whole site lot of 923 m^2.
  The OSD system is required for all developments in Warringah where the total existing and proposed impervious areas exceed 40% of the total site area. For that reason the applicant shall amend the proposed storm-water concept design to include the OSD system. A Drains model shall be provided with the amended storm-water design.

  Civil Works Assessment comments

  Proposed main pedestrian access to the development is located near the existing Bus Stop on Forest Way. The proposed finished floor level FFL 151.800 of the main pedestrian access near

property boundary is very similar to the existing ground level fronting the site, as shown on the Survey plan. The Applicant shall provide a long section through the main pedestrian access and the section is to be taken from the top of kerb to the first set of internal steps, to justify complying of the proposed design with the requirements of Australian Standard - Access for people with Disabilities.

The proposed vehicular access to the development is from Adams Street. The existing levels of kerb in the area of the proposed access are very low in the comparison to the proposed boundary levels. The Applicant has proposed a "Standard Northern Beaches Cross Over" on the drawing Basement Plan - DA101 rev A, without any specific indication like "Normal", "Low" or "Normal Low". However, any of the standard Council's profiles could not be implemented over the existing kerb/gutter levels and proposed boundary levels at the vehicular access point. The Applicant shall provide design and long sections along the both edges of the vehicular access in accordance with AS/NZS2890.1 and Council Standard. The sections are to be taken from the center line of the street through to the Parking Aisle and must show ground clearance in accordance with AS/NZS2890.1 for B85 and B99.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Based on the above mentioned issues the proposal is not supported for approval due to inadequate information to address:

- Storm-water drainage for the site and road drainage in accordance with Council Water Management Policy PL 850 Water.
- Driveway crossing design in accordance with AS/NZS2890.1.
- Pedestrian access for the site in accordance with the latest version of AS1428.1.

It is recommended that the Applicant consult further with Council's Development Engineers regarding any future proposal of civil works.

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Recommended Engineering Conditions:

Nil.