

Engineering Referral Response

Application Number:	DA2020/0261
Date:	01/04/2020
To:	Renee Ezzy
Land to be developed (Address):	Lot 8 DP 6984 , 18 Alexander Street COLLAROY NSW 2097

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

Stormwater:

Insufficient information has been provided to demonstrate compliance with Council's Warringah Onsite Stormwater Detention (OSD) Technical Specification. The Applicant is required to submit the DRAINS model in accordance with the Specification.

Driveway:

Insufficient information has been provided with regard to the proposed access driveway. The Applicant shall provide a long-section (including chainages, levels and gradients) of the proposed access driveway across the road reserve to the proposed carparking facilities and demonstrate compliance with AS2890. The driveway shall incorporate one of Council's standard vehicle crossing profiles. Should the existing vehicle crossing be deemed non-compliant, it shall be amended as appropriate. Any transitions to the driveway levels/gradients are to occur within the development site.

Please refer to Traffic Engineering section for comments related to the carpark arrangement, turning paths and any passing bay requirements.

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.

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.