

Engineering Referral Response

Application Number:	DA2020/0393
Date:	01/06/2020
To:	Tony Collier
Land to be developed (Address):	Lot 1 DP 1199795 , 28 Lockwood Avenue BELROSE NSW 2085

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 stormwater drainage plans have been reviewed and are not supported for the following reasons:

- 1) The DRAINS model needs to be submitted for Council review .
- 2 In reference to the DRAINS model parameters in accordance with the former Warringah Council "On Site Stormwater Detention Technical Specification" the Pre-developed condition is to be state of nature ie 100% pervious. The DRAINS model is to be amended accordingly.

In addition to the stormwater drainage comments, the combined resident/commercial vehicle entry/exit point will result in the loss of 2 kerb side disabled car spaces. The Traffic report does not address the loss of the 2 spaces.

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.