

Engineering Referral Response

Application Number:	DA2022/1197
Date:	09/09/2022
To:	Michael French
Land to be developed (Address):	Lot 15 DP 236457 , 30 Coutts Crescent 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

The application proposed to change the use of the original garage. Development Engineering has assessed the application, but we cannot support the application as below:

- 1) The subject property is burdened by overland flows surcharging from a Council drainage stormwater system and drainage reserve, an qualified civil engineer should be engaged to investigate and verify whether the subject property is affected by overland flows during a 1% AEP event. And an new door entry is created on western side of the building which may lead the overland flow into the building. Also, all proposed habitable floor must be higher than the flood planning level when the land is affected by overland flow in accordance with Council's Water Management For Development Policy.
- 2) The garage has been changed into a living room, so a new parking space/ facility must be provided in the development. The gradient of the existing driveway is approximate 10% which is higher than the maximum allowable gradient of parking facility in accordance with Australian Standard AS2890. As such, the applicant must amend the driveway to comply with the parking requirement in accordance with AS 2890.
- 3) A small part of the existing driveway is located on Council's drainage reserve. The section of driveway shall be removed on Council's drainage reserve.

As the above, the application cannot be supported due to Clause C3 and E11 of Council's Warringah DCP

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.