

Engineering Referral Response

Application Number:	DA2019/1480
To:	Alex Keller
Land to be developed (Address):	Lot 10 DP 6854 , 242 Warringah Road BEACON HILL NSW 2100

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:

The Geotechnical Report indicates that sub-surface drainage is to be provided. This has not been shown on the stormwater concept plans.

Sub-surface seepage flows are not permitted to discharge to the kerb and gutter. In this regard, an extension to Council's stormwater infrastructure in Ellis Road is required. In accordance with Council's Building Over and Adjacent to Constructed Council Drainage Systems and Easements Technical Specification Section 3, full hydrological and hydraulic details shall support any application for stormwater extension and the design requirements are detailed in Section 4, including HGL analysis.

Access:

Pedestrian pathways are proposed to Ellis Road for the entry way and the waste management room. No information has been provided as to how the Applicant proposes to provide a footpath connection along Ellis Road. Any proposed footpath shall be in accordance with Council's Minor Works Specification. It is considered that there are significant site constraints in this area, including existing grounds levels, location of street trees and a light pole. It is noted that this matter has been raised in pre-lodgement (PLM2018/0118).

The Applicant shall address comments provided by TfNSW in their letter dated 21/01/20.

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.