

Engineering Referral Response

Application Number:	DA2020/0543
Date:	10/08/2020
To:	Phil Lane
Land to be developed (Address):	Lot 1 DP 571975 , 50 Lawrence Street FRESHWATER NSW 2096

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

Development Engineering has been reviewed the application. However, the application cannot be supported:

1) On site detention stormwater System (OSD)

The design parameters of the proposed OSD were not set in accordance with Council's Warringah On site stormwater detention technical specification. For instance, the time of concentration on paved areas was set as 5 min. However, the time of concentration shall be 1 min in both 5 year ARI and 100 year ARI in accordance the table 4 and 5 of the above specification. And the PSD also doesn't set in accordance with the section 4.3 of the above specification.

Furthermore, the proposed orifice plate is set at RL 26.66 which is an "drown" orifice in relation to the existing Council's stormwater inlet pit. The applicant must amend the design to prevent the drown orifice.

2) Driveway

The finish level of the proposed driveway crossing on Dowling Street is RL 28.34 at the boundary property. It is about 500 mm lower than the existing footpath level. The existing footpath level shall be retained. The internal driveway and basement level shall be amended to retain the existing footpath level. There is same issue on the driveway crossing at Oliver Street. The footpath level shall not be amended to accommodate the proposed car park.

3) Bus stop seat

The existing bus stop seat needs to be relocated on Dowling Street subject to the STA's approval.

However, the submitted plan did not mention the relocation.

4) streetscape design

A concept plan of the streetscape design, which includes footpath along the property frontages and retaining wall etc, must be provided for assessment to ensure the consistent with the existing Freshwater Village and the pedestrian safety.

As the above, the application cannot be supported in accordance with the clause C2 Traffic, Access and safety and 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.