

Engineering Referral Response

Application Number:	DA2019/1512
To:	Maxwell Duncan
Land to be developed (Address):	Lot 13 DP 606591 , 140 Ocean Street NARRABEEN NSW 2101

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 proposed Stormwater Concept Plan is unsatisfactory. In accordance with Council's Warringah Stormwater Drainage from Low Level Properties Technical Specification Section 2.3, stormwater disposal shall be via a gravity fed pipeline where properties fall naturally away from the street. This will require an easement to drain water through downstream property.

The maximum discharge to the kerb and gutter is to be the lesser of 20 litre per second per kerb outlet or the 1 in 100 year ARI pre developed discharge. Where this cannot be achieved, extension of the Council piped drainage system in Lagoon Street will need to be provided at the Applicant's cost. Full hydraulic details of the drainage line must be submitted with the Development Application.

Insufficient information has been provided to demonstrate compliance with Council's Warringah Onsite Stormwater Detention (OSD) Technical Specification. The minimum information required to be submitted is detailed in Section 3.3, including the provision of DRAINS model and longsection of any inter-allotment drainage. The longsection of the inter-allotment drainage line shall be supported by a HGL analysis. The levels shown on the stormwater plans appear to be inaccurate, and are not consistent with the architectural drawings.

Driveway:

Insufficient information has been provided with regard to the proposed access driveway. The Applicant shall provide a long-section of the proposed access driveway across the road reserve to the proposed carpark and demonstrate compliance with AS2890. The driveway shall incorporate one of Council's standard vehicle

crossing profiles. Any transitions to the driveway levels/gradients are to occur within the development site.

In accordance with AS2890.1, a passing bay shall be provided a minimum of 5m wide and 10m long for every 30m of access driveway.

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.