

## Engineering Referral Response

<b>Application Number:</b>	DA2020/1287
<b>Date:</b>	02/12/2020
<b>To:</b>	Anne-Marie Young
<b>Land to be developed (Address):</b>	Lot 38 DP 20461 , 58 Forest Way FRENCHS FOREST NSW 2086

### Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m<sup>2</sup> 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

#### Vehicle Access

Insufficient information has been provided with regard to the proposed access driveway. The application shall be supported by turning paths in accordance with AS2890 clearly demonstrating satisfactory maneuvering on-site and forward entry and exit to and from the public road for all units.

#### Access to facilities

The proposal is for Seniors Housing and must meet the requirements of Clause 26 Location and access to facilities of SEPP (Housing for Seniors or People with a Disability) 2004. The access report provided details the accessibility requirements of on site facilities only.

An access report is to be submitted by a suitably qualified Access Consultant to assess compliance with the requirements of Clause 26 Location and access to facilities of SEPP (Housing for Seniors or People with a Disability) 2004. Where the proposal requires the extension or upgrading of footpaths and pram crossings to comply with the SEPP requirements, details are to be submitted. Those details shall include a design for 1.5 m wide footpath required as a connection of the proposed premises with the closest bus stop, routes and frequency of public transport services and a suitable survey plan showing the existing and proposed grades along the footpath demonstrating compliance with the requirements of Clause 26. The footpath design shall be in accordance with the latest requirements of AS1428.1 - Design for Access and Mobility (Access for People with Disabilities).

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.
- Compliance with Clause 26 Location and access to facilities of SEPP (Housing for Seniors or People with a Disability) 2004.

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.