

Engineering Referral Response

Application Number:	DA2019/1378
To:	Catriona Shirley
Land to be developed (Address):	Lot 79 DP 752017 , 79 Kumarna Street DUFFYS FOREST NSW 2084

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

Comments 26/2/2020

The proposed development is not supported for the following reasons:

1) Access to the property

Access to the above property from Mallowa Road is required via a 5 metre wide full width rural road to Councils minimum Auspec design standards . The road construction works are to incorporate a turning head facility to enable Councils waste collection vehicle to service the site. This accessway is detailed on the plans however the applicant has failed to demonstrate :

- Councils waste service vehicle can adequately turn within the proposed turning head facility.
- Engineering plans detailing that the proposed access to the property is achievable and is in accordance with the design guidelines detailed in Councils Auspec one design standard.

As the existing road reserve is a Crown Road reserve it will need to be transferred to Council with all legal costs etc at the applicants expense.

As advised in the Prelodgement meeting approval from the Department of Lands to support application confirming that the Department has no objections to the transfer of the Crown Road to Council. If the Department agrees to the transfer of the Crown Road to Council, engineering plans would need to be approved for the roadworks and the road gazetted, prior to the issue of the Construction Certificate. **The approval from Department of Lands has not been provided.**

2) **Stormwater drainage.**

A stormwater management plan is to be prepared in accordance with Councils water management policy and include on site stormwater detention to limit flows to pre developed rates up to a 1 in 100 year ARI stormevent. **No stormwater management plan have been provided with the development application.**

The proposed access road is located in a Crown Land. Development Engineering team cannot complete the assessment until Council's Infrastructure Asset team is satisfied with the proposal.

Please refer to the Civil Infrastructure Asset section for assessment and comment about the proposed access road.

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.