

Engineering Referral Response

Application Number:	DA2020/0030
Date:	20/04/2020
To:	Penny Wood
Land to be developed (Address):	Lot 56 DP 590144 , 7 - 9 Tepko Road TERREY HILLS 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

Reference is made to Development Engineering Referral Response dated 4/2/20 and the additional information provided by the Applicant.

Note to Planner:

It appears that previous Development Engineering advice has not been addressed by the Applicant, including the submission of a Stormwater Concept plan. The comments provided below include updated and previous comments.

Stormwater:

In accordance with Council's Warringah Water Management Policy Section 9.1, Onsite Stormwater Detention (OSD) shall be provided for the new development. The provision of any OSD system shall be in accordance with Council's Warringah OSD Technical Specification.

Access:

The Applicant should clarify the largest service vehicle required to access the development. The Application shall be supported by turning paths in accordance with AS2890 clearly demonstrating satisfactory manoeuvring on-site and forward entry and exit to and from the public road for the largest service vehicle.

Survey:

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It appears that no survey plan has been submitted with the Application.

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.