

Engineering Referral Response

Application Number:	DA2019/0382
To:	Jordan Davies
Land to be developed (Address):	Lot 100 DP 592389 , 312 Warringah Road 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 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:

Insufficient information has been provided to demonstrate compliance with Council's Water Management Policy Section 5 and Council's Stormwater Drainage from Low Level Properties Technical Specification Section 2.3. In particular, no evidence of owners consent provided with the development application for the proposed easement to drain water through downstream property. Insufficient detail has been provided of the inter-allotment drainage line. Any proposed inter-allotment drainage shall be supported by a longsection and HGL analysis. Any services within the road reserve shall be clearly identified, and potential conflicts addressed.

In addition, the DRAINS model has not been provided for assessment to demonstrate compliance with Council's Onsite Stormwater Detention (OSD) Technical Specification, as detailed in Section 3.3.

Access Driveway:

The proposed access driveway is not satisfactory. In accordance with AS2890.1, a passing bay shall be provided at the street frontage a minimum 5.5m wide and 6m long from the property boundary. A passing bay shall also be provided a minimum of 5m wide and 10m long for every 30m of access driveway. A common turning area shall be provided within the right of carriageway for vehicles to exit the site in a forward direction. This shall be supported by the provision of turning path templates. In addition, the driveway longsection shall incorporate Council's normal low standard vehicle crossing at the site frontage. Any services within the road reserve shall be clearly identified, and potential conflicts

addressed.

Please note the above matters were previously raised at Pre-Lodgement Meeting (PLM2019/0009).

Note to Planner:

No Traffic Report has been submitted with the development application. Please refer to Traffic section for further comment.

Please ensure that the development application is referred to the RMS for concurrence.

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.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.