

## Engineering Referral Response

<b>Application Number:</b>	DA2020/1397
<b>Date:</b>	14/01/2021
<b>To:</b>	Penny Wood
<b>Land to be developed (Address):</b>	Lot 111 DP 11936 , 16 Bangaroo Street NORTH BALGOWLAH NSW 2093

### 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

The proposed development includes the provision of a second driveway crossing and the widening of the existing driveway crossing to accommodate the necessary parking for the development. In terms of the second crossing, this cannot be supported as it is contrary to Council's Vehicular Crossings (Special Crossings) Policy LAP-PL 413. Also the proposed widening of the existing crossing is to be limited to 5 metres wide at the boundary and 4 metres at the kerb in accordance with the policy. The widening is to ensure the existing on street parking space is maintained. There are no dimensions or levels to AHD shown on the plans and as such no assessment for the compliance of the width and grade of the crossing and parking area could be undertaken.

In terms of the stormwater disposal for the development, as there is no survey plan provided indicating the existing impervious areas on the site, it is unclear if there is an increase in impervious area for the proposal. Calculations are to be provided to demonstrate the increase in impervious area for the proposal and where there is any increase, on-site stormwater detention (OSD) system for the increase will be required in accordance with Council's Water Management Policy.

Development Engineers cannot support the application due to insufficient information and non-compliance with Clauses C2 and C4 of Warringah DCP..

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.