

## Engineering Referral Response

<b>Application Number:</b>	DA2022/1530
<b>Proposed Development:</b>	Demolition works and construction of housing for seniors or people with a disability
<b>Date:</b>	18/04/2023
<b>To:</b>	Adam Croft
<b>Land to be developed (Address):</b>	Lot 9 DP 737255 , 171 Forest Way BELROSE NSW 2085

### 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 submitted stormwater plans have been reviewed and it is unclear if the pre development discharge has been limited to the state of nature condition for all storm events. In this regard the applicant's Civil Engineer must provide a report for the design detailing all the design parameters adopted. Also a copy of the 'Drains' model must be submitted for assessment. A review of the proposed outlet indicates that flows may not be adequately controlled from the site and it is considered that a level spreader must be provided to ensure flows are controlled and do not cause adverse flows on the downstream property(s).

The proposed driveway access and internal access to the development must be assessed by Council's Traffic Team. It appears that the access to the basement garage to carpark 1 may cause issues for vehicles entering and exiting the access way to the lower parking areas. Also the grade of the access way leading up to the common driveway is too steep and it is considered that a transition of 1 in 20 for 6 metres leading up to this intersection is required to ensure adequate sight distance to pedestrians using the proposed access path. It is considered that Civil Engineering plans must be provided for the access way detailing existing and proposed levels and cross sections to show any elevated and/or retained portions of the driveway. The width and cross fall are to be shown on the plans including any retaining walls and piers or beams. Where the driveway is elevated, barriers in accordance with AS/NZS2890.1:2004 must be shown. The lower open air parking area does not include any pedestrian path linking the buildings. Due to the grade of the driveway a separate pedestrian path/stair is required to access this parking area.

The assessment of the SEPP Clause 26 for compliance is to be assessed by Council's Traffic Team. It appears that the distance to the bus stop on the western side of Forest Way exceeds the 400m

distance and the footpath may need to be upgraded to 1.5 metres width.

The applicant has included a preliminary sewer and water design with the application. It appears that a pump-out line may be required from the site along the unformed Crown Road at the rear of the site, across the unformed section of Perentie Road and then along Childs Circuit. This will require a referral to Crown Lands and Council's Road Asset Team for their assessment and concurrence.

Development Engineering cannot support the proposal due to insufficient information to address stormwater in accordance with clause C4 of the 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.