

Engineering Referral Response

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| Application Number: | DA2020/0431 |
| Date: | 09/08/2020 |
| To: | Thomas Prosser |
| Land to be developed (Address): | Lot 4 DP 7445 , 1129 Pittwater Road COLLAROY NSW 2097 |

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

The proposal has been assessed by Development Engineering and the following information/amendments are required:

1) Stormwater drainage and flood mitigation.

a) The stormwater concept plans detailing the provision are generally acceptable however in accordance with Councils On site stormwater detention technical specification the DRAINS model is to be submitted to Council for review to verify the outputs as presented in the report by Martens Consulting Engineers.

b) The Flood Mitigation tank is supported however as currently designed the tank will be impacted by the back flow of stormwater from the adjoining box culvert. The design is to address this issue.

2) The right of footway and right of way (vehicular access)

a) The terms of the right of footway running along the northern boundary are to be provided to Council to establish there are no height controls that will conflict with the building envelope.

b) Also the right of way for vehicle access that runs within SP58961 has specific height planes. The applicant is to provide evidence that the proposed building does not conflict with the height planes.

c) The right of way width adjacent to the western site boundary is only 4.35m wide. In this location the ROW is to be widened to 5.5m to allow for the passage of two vehicles . Also a turning template is to demonstrate that two vehicles can pass safely at the corner of the existing ROW,

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.