

Engineering Referral Response

Application Number:	DA2018/1800
To:	Daniel Milliken
Land to be developed (Address):	Lot 101 DP 868560 , 93 McIntosh Road NARRAWEENA NSW 2099

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

Council Stormwater Assets:

The proposed drainage easement over the relocated Council stormwater infrastructure is unsatisfactory. In accordance with Council's Building Over or Adjacent Constructed Council Drainage Systems and Easements Technical Specification Section 5, the minimum easement width shall be 3.0m. In addition, in accordance with Section 6.1.1 Council requires a minimum 3.0m horizontal clearance and 5.0m vertical clearance above the stormwater pipeline. Further, the proposed landscaping treatment within the easement is consider unsatisfactory, and shall generally be turfed. Please consider in your assessment that this area is not "deep soil zone" as indicated on the Landscape plans.

The proposed stormwater plans indicate works within lands to the east (89 McIntosh Road, Narraweena) to connect to the existing Council stormwater pipeline. Owners consent is required for any works on adjoining lands. Please consider this in Planning assessment.

Access:

There is an inconsistency between the architectural and civil plans regarding the number of removed parking bays in the vicinity of the access driveway. In addition, concern is raised regarding pedestrian movements around the driveway area, including paths of travel and sight distances. Further comment is sought from Council's Traffic Engineering section regarding these matters.

to address:

- Vehicular access and associated pedestrian movements for the development in accordance with clause C2 Traffic, Access and Safety.
- Council's Stormwater easement and pipeline clearance for the development in accordance with clause C6 Building over or adjacent to Constructed Council Drainage Easements.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.