

Engineering Referral Response

Application Number:	DA2019/1076
To:	Jordan Davies
Land to be developed (Address):	Lot A DP 393276 , 12 Gladys Avenue 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

The proposed six lot subdivisions is not recommended for approval for the following reasons:

1) Stormwater drainage design

On Site stormwater detention.

- No Drains model as required by Councils On Site Technical specification has been submitted for review. (see section 4.3 and 4.4)
- The stormwater drainage design/plans does not have the minimum information requires as detailed in section 3.3. All points are to be addressed.
- Design survey levels are inconsistent with known survey levels . The submitted survey plan is incomplete and does not cover the full extent of both existing lots.

External drainage line connection to Councils Pit

- The existing capacity of Councils drainage line is to be established via a external hydraulic catchment analysis . This is to be undertaken using a DRAINS model noting the minimum the capacity check should be undertaken with the minimum storm event of 1 in 100 years.
- Details of the the proposed connection point to Councils existing Pit (SPP01245) are to be provided. This includes surface and invert levels of the pit.
- Downstream CCTV of the Councils stormwater line is required to determine the suitability of the line for use, Councils Pit and pipe asset IDS are to be used in the CCTV review.
- Further details of the outlet line within the proposed easement are to be proved included HGL analysis,a drainage long section featuring existing and proposed surface levels and invert levels/grades of the stormwater line.
- Any trees to be removed are to be noted on an updated arborists report.

2) The access driveway design

The access driveway design is not acceptable for the following reasons:

- Driveway long sections on both sides of the access way from Gladys ave are to be provided drawn at a suitable scale. The driveway long section is to incorporate Councils standard crossing profile. The access driveway plan is also to detail cross sections at appropriate changes and detailing proposed and existing RLs . All proposed retaining walls are to be detailed on the plan . Please refer to Councils Auspec One design requirements for minimum level of information requirements. (Reference is made to Councils DCP C1 subdivision)
- Narrowing of the accessway with a sharp bend (near Gladys avenue) is not acceptable. If a tree has to be retained then a flatter curve is to be designed and the appropriate signage provided on both ends of the accessway denoting a single lane in this section. Similarly the sharp bend between Lots 1 and 5 is to feature a flatter curve.
- A turning area is also to be provided for Service and Emergency vehicles as required by Warringah DCP C1 subdivision. (Section 2)

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.