

Engineering Referral Response

Application Number:	DA2019/0648
To:	Penny Wood
Land to be developed (Address):	Lot 23 DP 33000 , 88 Idaline Street COLLAROY PLATEAU 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

Access:

The proposed access driveway plan is unsatisfactory as unacceptable amount of excavation that will impact the existing levels of surface significantly will be required on public road reserve. The access driveway shall incorporate council's normal high vehicle crossing profile between the kerb alignment and property boundary. All transition grades to the off-street parking facility are to occur wholly within the development site and must comply with Australian Standards AS2890.1

OSD amendment:

The proposed Stormwater Concept Plan is unsatisfactory. The provision of any Onsite Stormwater Detention (OSD) system shall be in accordance with Council's Warringah OSD Technical Specification. In particular, the following matters are raised with regard to this Specification:

- Section 2.8, the proposed hydraulic design has not been supported for an outlet affected by tailwater conditions. The invert level of the orifice is lower than the surface level at the point of connection into the existing drainage system.

The proposed application cannot be supported by Development Engineering due to lack of information to address:

- Parking facilities for the development in accordance with clause C3 Parking Facilities.

- Stormwater drainage for the development in accordance with clause C4 Stormwater.

Referral Body Recommendation

Recommended for refusal

Refusal comments**Recommended Engineering Conditions:**

Nil.