

Engineering Referral Response

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| Application Number: | DA2020/0205 |
| Date: | 02/04/2020 |
| To: | Renee Ezzy |
| Land to be developed (Address): | Lot 9 DP 6984 , 18 Alexander Street 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

Stormwater:

It appears that no stormwater concept plan has been submitted for assessment. Please note that Council's On-site Stormwater Detention Technical Specification states that OSD will not be required where the site of the development is located within a Council established 100-year ARI flood plain, and that it can be demonstrated that lesser storm events will also flood the site. Otherwise it will be necessary to provide OSD to control the runoff for the minor storm events.

Overland Flow:

The overland flow report does not adequately demonstrate no adverse impact to the adjoining property. Additional information should be submitted including, but not limited to, the provision of afflux maps and appropriate cross-sectional information to clearly demonstrate this.

Driveway:

The vehicular crossing shall be relocated to be a minimum 1 metre from the stormwater lintel. The driveway shall incorporate one of Council's standard vehicle crossing profiles.

Insufficient information has been provided with regard to the proposed access driveway. The Applicant shall provide a long-section (including chainages, levels and gradients) of the proposed access driveway across the road reserve to the proposed carparking facilities and demonstrate compliance with AS2890. Any transitions to the driveway levels/gradients are to occur within the development site.

Please refer to Traffic Engineering section for comments related to the carpark arrangement, turning paths and any passing bay requirements.

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

- Vehicle access for the development in accordance with clause C2 Traffic, Access and Safety.
- Stormwater drainage for the development in accordance with clause C4 Stormwater.

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.