

Engineering Referral Response

Application Number:	DA2025/0077
Proposed Development:	Demolition works and construction of shop top housing including strata subdivision
Date:	17/03/2025
To:	Maxwell Duncan
Land to be developed (Address):	Lot 1 DP 900061 , 28 Lawrence Street FRESHWATER NSW 2096 Lot 1 DP 100563 , 22 Lawrence Street FRESHWATER NSW 2096 Lot 1 DP 578401 , 20 Lawrence Street FRESHWATER NSW 2096 Lot 45 DP 974653 , 16 Lawrence Street FRESHWATER NSW 2096 Lot 1 DP 595422 , 10 Lawrence Street FRESHWATER NSW 2096

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 is for demolition works and construction of a four-storey shop top housing development and strata subdivision. The access is proposed off Dowling Street. A vehicle crossing in accordance with Council's standard normal profile will be conditions. Internal Parking arrangement and maneuverability to be assessed by Traffic team.

Stormwater

The submitted stormwater management report by TTW has been reviewed. No stormwater plan has been provided, only a general arrangement plan is provided showing the OSD tank location and connection to the existing pit in Lawrence Street is provided with the report. The OSD volume proposed in the report and the plan appears to differ. Insufficient details have been provided for assessment.

The applicant is to provide detailed stormwater plans showing the arrangement of the stormwater system including plans and sections for the OSD tank with levels and dimensions and orifice size. The proposed connection to the existing Council pipeline is acceptable in concept however, the oblique angle of the proposed connection is not acceptable. Connection from the site is to be at maximum 45 degree angle.

Stormwater plans are to be submitted for further assessment.

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.