

Engineering Referral Response

Application Number:	DA2025/0766
Proposed Development:	Demolition works and construction of a dual occupancy (attached) including swimming pools
Date:	07/07/2025
To:	Nick Keeler
Land to be developed (Address):	Lot 1 DP 560648 , 35 Blackbutts Road 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 proposal is for the construction of a dual occupancy development.

Access

The access is proposed via a shared central vehicular crossing servicing both dwelling which is acceptable subject to conditions.

Stormwater

The submitted stormwater plan proposes separate OSD systems for each dwelling and discharge to Council's system via a future interallotment easement which is acceptable in principle. However following additional information is required for further assessment:

- Concurrence from the neighbor for the interallotment easement.
- An easement plan showing the proposed route of the easement and the proposed discharge location.
- The total discharge to kerb and gutter to be limited to 20l/s.

Amended plans are requested for 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.