

Engineering Referral Response

Application Number:	DA2022/1474
Proposed Development:	Demolition works, subdivision of two (2) Lots into four (4) Lots with associated driveway and construction of four (4) dwelling houses.
Date:	06/04/2023
To:	Adam Croft
Land to be developed (Address):	Lot B DP 393276 , 14 Gladys Avenue FRENCHS FOREST NSW 2086 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 4 Lot subdivision has been reviewed and is not supported for the following reasons;

- 1) The applicant is to submit a DRAINS model for Council review to support the proposed on site stormwater detention design in accordance with Councils water management for development policy. Noting that minimum allowable site bypass is to be **limited to 20%**.
- 2) The stormwater drainage plans are to amended to feature the minimum information as required by Clause 9.7.3 of Councils Water management for development policy.
- 3) The DRAINS model for the downstream Council drainage system capacity check cannot be opened and is required to be resubmitted for Council review.
- 4) Engineering plans are to be prepared for the proposed concrete Right of way and are to include longsections/cross-sections at suitable intervals and retaining wall locations in accordance with Councils Auspec One minimum information requirements.

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.