

Engineering Referral Response

Application Number:	DA2019/0353
To:	Renee Ezzy
Land to be developed (Address):	Lot 24 DP 221216 , 10 Poulton Parade 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

Stormwater:

The proposed Stormwater Concept Plan is unsatisfactory. Stormwater drainage for the site shall be in accordance with Council's Water Management Policy Section 5 and Council's Stormwater Drainage from Low Level Properties Technical Specification. In particular, the following matters are raised with regard to this Specification:

- Section 2.2, insufficient information has been provided to indicate that Step 3 (i) charged line system and the associated requirements, have been adequately addressed by the Applicant.
- Impervious areas of the development that cannot drain by gravity to the kerb and gutter system shall be addressed.

In addition, insufficient information has been provided to demonstrate compliance with Council's Water Management Policy Section 9.1, and Council's Onsite Stormwater Detention (OSD) Technical Specification. The minimum information required to be submitted is detailed in Section 3.1, including the provision of any design calculations, levels, and plans of any OSD system.

It is recommended that the Applicant seek the advice of a suitably qualified engineer.

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

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

Referral Body Recommendation

Recommended for refusal

Refusal comments**Recommended Engineering Conditions:**

Nil.