

Engineering Referral Response

Application Number:	DA2024/1390
Proposed Development:	Demolition works and construction of seniors housing
Date:	29/11/2024
To:	Kye Miles
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 development relies upon a drainage easement through the adjoining property with a connection to the existing Council stormwater line. There is no evidence that the easement has been created and as such the applicant must provide evidence of the easement prior to consent.

A previous application for the site included a capacity check for the Council drainage line that is to be utilised for the disposal of stormwater from the site. The capacity determined and accepted by Council was 85 litres per second in the 1% AEP storm. A review of the submitted stormwater design indicates that this capacity will be exceeded for the proposed development which is not acceptable. Also it appears that more than 20% of the site bypasses the proposed on-site stormwater detention system which is contrary to Council's Water Management for Development Policy. In this regard the OSD system will need to be amended to restrict the flows from the site to the capacity of the Council pipeline and more of the site will need to be connected to the OSD system prior to connection to the inter-allotment line.

The proposed driveway crossing is acceptable using Council's normal low profile which can be conditioned.

The access to the nearest bus stop is to be assessed by Council's Traffic Team.

Development Engineering cannot support the proposal due to insufficient information to address stormwater in accordance with clause C4 of the DCP.

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.