

Engineering Referral Response

Application Number:	DA2023/0375
Proposed Development:	Construction of an industrial training facility
Date:	31/05/2023
To:	Stephanie Gelder
Land to be developed (Address):	Lot 1 DP 416586 , 2 Bloodwood Road INGLESIDE NSW 2101

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 submitted stormwater plans show run off from roof areas of the proposed development apparently discharged uphill. This is not supported. An alternative stormwater discharge location needs to be provided with amended plans. The submitted plans have not addressed the requirement for on site detention. Refer to the *Water Management for Development Policy Version 2 dated 26 February 2021*, specifically *Section 5.4 Properties Unable to Connect to a Council Stormwater Drainage System or Easement*. Refer to Appendix 3 and Appendix 4 if the Easement option is not feasible.

The submission has not provided a preliminary road design as advised in the Pre-lodgement Notes by the Traffic Engineer. The stormwater design needs to be compatible with the proposed road design.

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.