

Engineering Referral Response

Application Number:	DA2022/2181
Proposed Development:	Demolition works and construction of a seniors housing development
Date:	31/05/2023
To:	Maxwell Duncan
Land to be developed (Address):	Lot 1 DP 208183 , 69 Melwood Avenue FORESTVILLE NSW 2087

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 stormwater management plan has been reviewed and further information is required to support the proposal:

1) The design engineer is to submit a DRAINS model for councils review in accordance with Councils water management for development policy. The DRAIN model is to demonstrate that the post developed flows are less than the pre developed state of nature flows for storms up to to the 1/100AEP event.

2) A gutter flow analysis is to be undertaken in Bellbird Cres to demonstrate that there will be no flooding impacts on downstream properties with low level crossings/driveways as a result of the introduced additional gutter flows from the development. This is because the existing flow regime from the site does not drain naturally to the Bellbird Cres drainage system .

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.