

Engineering Referral Response

Application Number:	DA2022/0873
Date:	08/06/2022
To:	Adam Croft
Land to be developed (Address):	Lot 14 DP 24733 , 46 Ferguson Street 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

Applicant seeks approval for new dwelling. The existing vehicular crossing is to be retained.

The property slopes towards the northern corner of the subject site. Stormwater management plans provides for above ground detention drainage system with a dispersion drainage system (Level Spreader). Council's Water Management for Development Policy, in particular Stormwater Drainage from Low Level Properties clause 5.5.1.1. recommends various stages for stormwater drainage disposal assessment, which does not appear to have been considered and/or undertaken. Council may accept a written evidence of drainage easements rights/refusal in accordance with stage 2 of Clause 5.5.1.1.1 of Northern Beaches Council's "Water Management for Development Policy" in this regard. As a result the submitted stormwater management cannot be assessed.

Development Engineers cannot support the application due to insufficient information to address the disposal of 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.