

Engineering Referral Response

Application Number:	Mod2015/0120
To:	Tony Collier
Land to be developed (Address):	Lot 1 DP 830423 , 22 - 26 Albert Street FRESHWATER NSW 2096

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 drainage plan approved with the Consent DA2012/1235 shows the onsite stormwater detention (OSD) located under the proposed arcade and lobby areas of the development.

Reference is made to drawing S9603, issue G where the OSD tank is proposed to be relocated to the location annotated as '3'. No stormwater drainage plans are submitted to Development Engineers, where the location of the OSD tank is consistent with the location shown on drawing S9603. In this regard, Development Engineers are unable to adequately assess the stormwater drainage proposal due to lack of information.

Not supported for approval due to lack of information to address:

- Stormwater drainage for the development in accordance with clause C4 Stormwater of the DCP

Further assessment 12/8/2015

Reference is made to the stormwater drainage plans by Jones Nicholson Consulting Engineers, Job no. 20150270, drawing no. CSK07 dated 17/7/2015.

Development Engineers advise the proposal cannot be supported due to the following reasons:

- 1.The OSD tank is designed with a drowned outlet and therefore will not perform hydraulically as per Council's requirements.
- 2.Proposed stormwater pipeline along and underneath the footpath is not acceptable to Council, due to the high risk of conflict between the pipeline and other underground utility services.

Not supported for approval due to lack of information to address:

- Stormwater drainage for the development in accordance with clause C4 Stormwater of the DCP

Referral Body Recommendation

No answer provided

Refusal comments

Recommended Engineering Conditions:

Nil.