

Engineering Referral Response

Application Number:	DA2020/0176
Date:	24/03/2020
To:	Jordan Davies
Land to be developed (Address):	Lot 25 DP 13915 , 8 Cooksey Avenue 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

The concept stormwater management plan prepared by N. Koloff & associates is not satisfactory for the following reasons:

- The stormwater management for the development is not in compliance with Warringah "Stormwater Drainage from Low Level properties Technical Specification" In this regards all the recommended steps required in the specification have to be compiled.
- Any absorption design proposed will need a geo-technical report to demonstrate the absorption rate used in the design.
- There is no concession for existing hard stand area. New development will need to be designed for green field condition as required by Warringah "Stormwater Drainage from Low Level properties Technical Specification".
- A concept access plan showing a direct access to the proposed garage and must be located clear of any utility services such as telecom pits.

The proposed development has insufficient information provided.

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.