

## Engineering Referral Response

<b>Application Number:</b>	DA2023/0172
<b>Proposed Development:</b>	Demolition works and construction of a multi-dwelling housing development comprising of 30 townhouses and basement car parking
<b>Date:</b>	04/05/2023
<b>To:</b>	Adam Croft
<b>Land to be developed (Address):</b>	Lot 16 DP 25713 , 7 Gladys Avenue FRENCHS FOREST NSW 2086 Lot 171 DP 849591 , 5 Gladys Avenue FRENCHS FOREST NSW 2086 Lot 172 DP 849591 , 5 A Gladys Avenue FRENCHS FOREST NSW 2086 Lot 19 DP 25713 , 1 Gladys Avenue FRENCHS FOREST NSW 2086

### Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m<sup>2</sup> 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 following amendments are required:

1. Council does not support PVC pipes under roads. Amended design needs to specify a concrete pipe as per Section 5.1 of the Warringah Council - Development Engineering Minor Works Specification, April 2010.
2. Provide a drainage longitudinal section of the proposed stormwater line from OSD basin to existing pit. Include levels of proposed pipes as well as crossing underground services.
3. Stormwater plans by Smart Structures Australia Sheet No. D02 rev B dated 20.02.23
  - (i) Provide top of grate levels for all grated pits on OSD tank.
  - (ii) All inlet pipes should be connected to the OSD tank at a grated pit.
  - (iii) Provide OSD inlet pipe levels at all connections with OSD tank. Inlet levels should all be at or above the 1% AEP level of TWL 155.00.
  - (iv) Provide safe overland flow path in the event of full blockage of OSD outlet orifice.
4. Stormwater plans by Smart Structures Australia Sheet No. D16 rev B dated 20.02.23

(i) On OSD sections, show all inlet pipes with levels above the 1% AEP.

(ii) Show top of grate levels.

5. Overland flows. Based on supplied survey information and Councils GIS, the design proposes considerable cut, particularly on the south-east corner of site. This will result in overland flows from upstream properties being trapped on site and channeled in to the OSD tank. Flows from upstream properties should not drain in to the OSD system. Amended plans need to address overland flows and how they will avoid the OSD system, not be concentrated and not impact on downstream properties.

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.