

Engineering Referral Response

Application Number:	REV2021/0045
Date:	05/05/2022
To:	Lashta Haidari
Land to be developed (Address):	Lot 101 DP 1209504 , 5 Skyline Place 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 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 proposed seniors living development is not supported because the proposed stormwater management plan does not comply with Councils water management policy for development for the following reasons:

- 1) The stormwater design engineer has not provided the DRAINS model for Council review and a corresponding design summary report detailing all model input parameters.
- 2) The detention tank is undersized for the development the designer has not assumed **state of nature conditions** for the post development discharge control . Please refer to section 9.3.2.6 of Councils water management for development policy:

For all developments except single residential dwelling developments the PSD is to be calculated on the maximum allowable impervious fraction of 0%. That is, discharge off the site is to be restricted to the "state of nature" condition.

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.