

Engineering Referral Response

Application Number:	DA2019/0087
To:	Daniel Milliken
Land to be developed (Address):	Lot 5 DP 25713 , 8 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 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:

The proposed Stormwater Concept Plan is unsatisfactory. Stormwater drainage for the site shall be in accordance with Council's Water Management Policy. In particular Section 5.4 states, where an interallotment drainage easement is to be created, evidence of owners consent shall accompany the development application.

In addition, the provision of any Onsite Stormwater Detention (OSD) system shall be in accordance with Council's Policy Section 9.1, and Council's OSD Technical Specification. In particular Section 4.3 states, the permissible site discharge shall be restricted to the "state of nature" (0% impervious) condition. A DRAINS model has not been provided for assessment.

External Works:

The proposed footpath along Gladys Avenue shall be 1.5m wide. This shall be conditioned as part of any future Approval.

Note to Planner:

The proposed above ground OSD system at the rear of the property indicates depths of ponding up to 700mm, and as such pool type fencing shall be provided. Please consider this in Planning assessment.

The proposed application cannot be supported by Development Engineering due to lack of information to address:

- Stormwater drainage for the development in accordance with clause C4 Stormwater.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.