

Engineering Referral Response

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| Application Number: | DA2019/0108 |
| To: | Nick England |
| Land to be developed (Address): | Lot 100 DP 615225 , 11 - 13 Cook Street FORESTVILLE NSW 2087 |

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

Service Conflicts:

The application does not address conflicts between the proposed development and the existing telecommunications tower and facility. There are existing easements across the land for access and services. Concurrence is required from all parties benefiting the easement. Please consider in Planning assessment.

Stormwater:

Insufficient information has been provided with regard to the proposed extension of Council's stormwater infrastructure. In accordance with Council's Building Over and Adjacent to Constructed Council Drainage Systems and Easements Technical Specification, full hydrological and hydraulic details shall be provided and the design requirements are detailed in Section 4, including HGL analysis.

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

- Conflicts between the development and existing easements for access and services.
- Council's stormwater pipeline extension for the development in accordance with clause C6 Building Over or Adjacent to Constructed Council Drainage Easements.

Referral Body Recommendation

Recommended for refusal

Refusal comments**Recommended Engineering Conditions:**

Nil.