

Engineering Referral Response

Application Number:	DA2022/2245
Proposed Development:	Alterations and additions to a dwelling house
Date:	22/02/2023
To:	Gareth David
Land to be developed (Address):	Lot 8 DP 202494 , 4 Stinson Place 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

As per provided stormwater plan, the subject property is proposed to be drained against the direction of natural catchment. The applicant needs to provide gutter flow analysis and information regarding the flow (discharge) to be discharged to Stinson Place.

Alternatively, the stormwater drainage needs to be designed in accordance with section 5.5, "Stormwater Drainage from Low Level Properties" of council's "Water Management for Development Policy.

For the design of On-site absorption system, the geotechnical report with details such as depth of water table and depth of rock needs to be provided as per appendix 3 of council's "Water Management for Development Policy. The applicant also needs to provide DRAINS model for absorption trench design.

Further, the maximum gradient within proposed carport shall be 5% measured parallel to angle of parking.

The application cannot be supported due to lack of information to assess clause C4 of the DCP.

22/02/2023

Information regarding water table and rock and DRAINS model were provided. Following information are yet to be provided by applicants:

1. Gutter flow analysis as mentioned in previous comments.
2. Geotechnical report including borehole logging is required to check the feasibility of absorption trench

at the rear of the property. The report shall include recommendation regarding stormwater disposal from the property.

3. Amended plan to show that grade of the proposed carport is less than 5% as mentioned in previous comments.

As such Development Engineering cannot support the application.

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.