

Engineering Referral Response

Application Number:	DA2024/0081
Proposed Development:	Demolition of all existing structures on site
Date:	12/04/2024
To:	Jordan Howard
Land to be developed (Address):	Lot 1 DP 524083 , 21 A Warili Road FRENCHS FOREST NSW 2086 Lot 1 DP 1298188 , 49 Blackbutts Road 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

12/04/2024:

Council pipe survey is provided, pipe is located within neighbouring property No 19 Warili Road and 11 Malbara Crescent FRENCHS FOREST.

No objections to approval subject to conditions as recommended.

12/03/2024:

Development Application is for demolition works of existing structures upon the property.

Council maps shows there is Council's stormwater pipe running parallel along Northwest boundary of the subject site. Demolition works can have detrimental impact on Council drainage infrastructure, hence applicant is advised to accurately locate, confirm dimensions including depth, and plot to scale Council's stormwater pipeline and associated infrastructure on the survey and master plans that outline the proposal. This should be carried out by a service locating contractor and registered surveyor (evidence of methodology used for locating stormwater system should be provided).

For planner:

Site has dual frontages, at front to Blackbutt Road and at rear to Warili Road. Please seek comments from Council's traffic team for the construction vehicle movements.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Engineering Conditions:

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Road Reserve

The applicant shall ensure the public footways and roadways adjacent to the site are maintained in a safe condition at all times during the course of the work.

Reason: Public safety.