

Engineering Referral Response

Application Number:	DA2022/2265
Proposed Development:	Demolition works, tree removal and construction of an industrial and warehouse facility with parking and strata subdivision.
Date:	22/04/2023
To:	Thomas Prosser
Land to be developed (Address):	Lot 21 DP 881819 , 323 - 327 Warringah 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

The application for the site redevelopment into warehousing has been reviewed and is not supported as the stormwater management plan has not been accompanied by a DRAINS model.

The applicant is to submit a DRAINS model in accordance with Council's Water Management For Development Policy.

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.