

Engineering Referral Response

Application Number:	DA2019/0148
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

Subdivision:

There appears to be existing easements for access and services across the land. No information, detail or plan has been provided with regard to these easements. Please consider this in Planning assessment.

Stormwater:

Insufficient information has been provided to demonstrate Proposed Lot 2 has the right to drain through the adjoining property. Where the development site has no rights to drain, an easement to drain water shall be created. Evidence of owners consent shall provided with the development application.

In addition, insufficient information has been provided of the existing stormwater drainage layout, including but not limited to, the provision of pit surface levels and invert levels.

It is noted that this advice was provided at the Pre-Lodgement Meeting (PLM2018/0244).

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.