

Engineering Referral Response

Application Number:	DA2018/1924
Date:	27/04/2020
To:	David Auster
Land to be developed (Address):	Lot 20 DP 1209801 , Forest Way 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

Comments 27/4/20

Downstream drainage impacts.

The amended stormwater management as prepared by TTW has been reviewed and the requested report on the condition of the Council downstream eastern drainage infrastructure ie Council drainage lines SPI 06153 (375mm RCP) and SPI 11916 (600mm RCP) has not been provided.

This is critical to the connection of the proposed drainage infrastructure within Sorlie Place and Grace Avenue and the site drainage and whether the downstream system is functional and able to handle the additional flows.

A CCTV video inspection of the downstream lines including a detailed condition report is required together with confirmation of their locations to complete the referral assessment.

Site stormwater/OSD detention.

The applicant has not provided the minimum information as required by clause 3.1.3 of Councils "On site detention technical specification" which includes detailed stormwater drainage plans and the DRAINS model so Council can review the determination of the post development flows.

Comments 31/12/19

There has been no further stormwater drainage information submitted as requested previously. The

application is not supported by Development Engineering. Please see previous referral comments .

Comments 24/5/19

There has been no further stormwater drainage information submitted as requested previously. The application is not supported by Development Engineering.

ADDITIONAL INFO RECEIVED - SEE TRIM

The proposed alterations to the existing shopping centre are not supported because of the following reasons:

As also advised at the Pre lodgement meeting :

The condition of the western Council downstream drainage networks are to be condition assessed by CCTV and engineers report .Where the structural condition of these lines are poor they will need to be replaced or relined in accordance with Councils technical specifications.

Gross pollutant traps are to be incorporated into the stormwater drainage design in accordance with Councils stormwater management policy.

Site works/excavation of the car parking basements.

In accordance with the Sydney Coastal councils “ Ground water management handbook” the basement will need to be fully tanked if groundwater is encountered .

Any proposed dewatering of the site is to comply with the handbook and Northern Beaches Council requirements.

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.