

Engineering Referral Response

Application Number:	DA2018/1924
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

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

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.

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.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.