

Engineering Referral Response

Application Number:	DA2021/1091
Date:	24/09/2021
To:	Alex Keller
Land to be developed (Address):	Lot 1 DP 191367 , 11 Wyndora Avenue FRESHWATER NSW 2096

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 applicant proposed a level spreader to discharge the on site stormwater. However, the applicant shall try to obtain an easement from the downstream property to discharge the on site stormwater by a gravity line in accordance with Council's Water Management For Development Policy.

If the easement request is rejected, Council will consider the level spreader design.

Development Engineering cannot support the application due to the clause c4 of Council's Warringah DCP 2011.

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.