

Engineering Referral Response

Application Number:	DA2024/0492
Proposed Development:	Community title subdivision comprising of 13 lots and new road access
Date:	20/06/2024
To:	Thomas Prosser
Land to be developed (Address):	Lot 1 DP 524083 , 21 A Warili Road FRENCHS FOREST NSW 2086 Lot 1 DP 1298188 , 49 Blackbutts 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 proposed 12 lot subdivision is not supported for the following reasons:

Stormwater management

- 1) The proposed stormwater management plan is to be supported by a DRAINS model to determine the OSD storage volumes and post development discharge rates, noting the pre developed condition is to be state of nature. A summary report of the DRAiNS inputs and outputs is to be submitted also.
- 2) The On Site Detention tank is to be fully located within the footprint of the proposed internal road ,this will limit the current OSD Tanks footprint which impacts open space and landscaping.
- 3) The stormwater management plans are also to comply with the minimum information requirements for development as detailed in section 9.7.3 of Councils Water Management for Development Specification.
- 4) A catch drain is also to feature of the rear boundaries of Nos 21-23 Warili Road to capture any upstream overland stormwater flows.

Geometric Road Design

The proposed Cu De Sac diameter is 25m in width these seems excessive and is to be reduced to 20m.

Community Management Plan

As the subdivision is proposed to be a Community Title enabling a community association to fund

and maintain community facilities including the On site detention tank, water quality treatment devices , street lighting , the shared footpath and the private road.

A draft community management statement is to be submitted for Councils review together with an Operations and Maintenance Manual for the operation of the OSD Tank and Water Quality treatment devices.

Please note that comments still need to be provided in addition to these comments by Councils Traffic Engineer and Coastal and Catchement section in regard to Water Quality management.

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.