Engineering Referral Response

Application Number:	DA2024/0499
Proposed Development:	Demolition works and construction of three residential flat buildings

Date:	27/06/2024
To:	Adam Croft
Land to be developed (Address):	Lot 1 DP 213608 , 120 Frenchs Forest Road West FRENCHS FOREST NSW 2086 Lot 2 DP 213608 , 118 Frenchs Forest Road West FRENCHS FOREST NSW 2086 Lot 14 DP 25713 , 11 Gladys Avenue FRENCHS FOREST NSW 2086 Lot 24 DP 25713 , 116 Frenchs Forest Road West 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 residential housing development is not supported for the following reasons:
Stormwater management- Accor stormwater plan
1) As required by Councils Water Management for Development Policy a DRAINS model is to be submitted to Council with the relevant summary information for review . Please note state of nature predeveloped conditions are to be used for the determination of post development flows to the 1/100 AEP storm events.
2) The external pipe connection point being the existing Council stormwater inlet pit in Gladys Avenus is the establish the pit invert level to Aust Height Datum.(AHD)
A Drainage long section and Hydraulic Grade Line (HGL)Analysis is to be provided also detailing any existing service crossings to AHD in Councils road reserve. The HGL analysis is to demonstrate that the oulet of the On Site Detention tank is not sumberged(flooded) and is operating as a free drained outlet.
Groundwater Management/Basement construction.

As the basement excavation is considerably deep the basement will intercept the groundwater table , in accordance with the principles set down in The Sydney Coastal Council Groups Groundwater Management Manual, the basement will be required to be tanked to prevent the continual pumping of groundwater seepage to Councils stormwater drainage system.

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.