

## Engineering Referral Response

<b>Application Number:</b>	DA2022/1985
<b>Proposed Development:</b>	Demolition works and construction of a residential flat building.
<b>Date:</b>	31/05/2023
<b>To:</b>	Maxwell Duncan
<b>Land to be developed (Address):</b>	Lot A DP 412396 , 27 Waine Street 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 50m<sup>2</sup> 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 stormwater management plan as prepared by Accor consulting engineers has been reviewed and the following information is required:

- 1) The design engineer is to submit a DRAINS model to determine the pre and post stormwater flows in accordance with Councils Water Management for Development Policy for Councils review. The pre developed scenario is state of nature. Summary information of the DRAINS modelling is to be provided.
- 2) A long section of the outlet pipe in Waine street is to be provided demonstrating adequate clearance to all existing Utility services.

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.