

Engineering Referral Response

Application Number:	DA2023/1757
Proposed Development:	Demolition works and major alterations and additions to Forest Way shopping centre including road infrastructure works and a pedestrian overpass on Forest Way
Date:	25/03/2024
To:	Gareth David
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 stormwater management plan and report prepared by Henry and Hymas has been reviewed and is not supported for the following reasons:

- 1) The DRAINS model as referred to in the stormwater report is to be submitted to Council for review . The DRAINS model is to clearly demonstrate that state of nature pre developed conditions have been used for all the new development areas. The stormwater plans and report seem to detail no attenuation of post developed flows in the table for OSD tanks 1 and 2.
- 2) A catchment plan is to be submitted with the DRAINS model to demonstrate what catchments are being directed to OSD tanks 1,2 and 3.
- 4) Hydraulic grade line analysis is also to be submitted for all OSD tank outlets to demonstrate the outlets are not submerged, (Grace and Forestway)
- 5) Long sections of the outlet pipes with Councils road reserve areas are to be provided detailing the outlets are clear of all footpath 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.