

Engineering Referral Response

Application Number:	DA2018/1146
To:	Julie Edwards
Land to be developed (Address):	Lot 1 DP 27562 , 12 Naree 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

Reference is made to the stormwater drainage proposal drawing no. DR-001, dated 7/6/2018 and stormwater report dated 19/6/2018 by Stellen Consulting.

Upon review of the above documentations, Development Engineers cannot support the proposal due to the following reasons.

1.The proposal includes the change of use from a single residential dwelling to a commercial development. In this regard, management of stormwater from this development must be in accordance with Section 5.4 of Council's PL 850 Water : Water Management Policy, that requires stormwater disposal via a gravity fed pipeline where these properties fall naturally from the street. This will require an easement to drain stormwater to Council's drainage infrastructure in Rabbett Street through the downstream property(s).

No evidence is submitted to Development Engineers to demonstrate compliance with the above requirement.

2.The design finished ground floor level proposed off-street parking facility at the rear of the property is RL 133.50m, which is lower than the kerb invert level (RL135.16m) in Naree Road. Stormwater runoff from the above catchment will not be able to drain to Naree Road and will discharge onto adjoining downstream properties resulting in nuisance flows which is not acceptable to Council. The consultant has not recommended on-site stormwater absorption system due to unfavourable soil conditions for on-site stormwater absorption.

3.The scope of the development will require the provision of an Onsite Stormwater Detention (OSD)

system in accordance with section 9.1 of Council's PL 850 Water : Water Management Policy. The proposal excludes the provision of OSD, which is contrary to the Council's policy.

Not supported for approval due to lack of information to address:

- Stormwater drainage for the development in accordance with clause C4 Stormwater of the DCP

Note:

Vehicle access to the development site is satisfactory using Council's standard 'Extra-Low' driveway profile.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.