

Engineering Referral Response

Application Number:	DA2021/2033
Date:	02/12/2021
To:	David Auster
Land to be developed (Address):	Lot 2519 DP 752038 , 18 Bambara 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 applicant proposed a secondary dwelling at the rear of the property.

And an absorption trench has been designed to discharge the stormwater from the roof of the second dwelling.

However, Council has a listed approach to manage stormwater discharge.

The approach can be found in the section 5 of Council's Water Management For Development Policy.

An easement is preferred to discharge the on site stormwater.

If an easement cannot be obtained, a written evidence must be provided prior to concerning alternatively stormwater discharge method.

And Development Engineering also cannot assessed the submitted stormwater plan when the soil infiltration rate has not been provided.

If the applicant wants to design an absorption system, a geotechnical engineer shall be engaged to determine the soil infiltration rate within the property.

The submission requirement of the absorption system can be found in the above policy.

In this regard, Development Engineering cannot support the application due to the clause C4 of Council's Warringah DCP 2011.

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.