Engineering Referral Response

Application Number:	DA2021/1469

Date:	08/03/2022
To:	Alex Keller
Land to be developed (Address):	Lot 7 DP 14040 , 23 Loch 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 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

Updated Engineering Referral comments 8/3/21
It is noted that the applicant has been in negotiations to obtain an interallotment drainage easement however the easement has not been obtained.
The previous development engineering comments are still current and relied on.

Previous Engineering referral comments

The proposed method of stormwater drainage for the subdivision/housing which details discharge of stormwater via a level spreader is not supported by Council for the following reasons:

1) As required by Councils Water management for development policy Section 5.5 the applicant is required to obtain an inter allotment drainage easement through the downstream properties to connect the drainage into Councils system in Ellen Street.

2) The proposed stormwater drainage system as designed by ITM which consists of a stormwater detention tank and level spreader at the top of the escarpment. As such this method of disposal is not supported given the following impacts :

a) The level spreader is located too close to the proposed house/garage and driveway platform area as approved in DA2020/0147 for No 2 Loch Street. It will directly discharge stormwater onto this area both by overland and underground flows. For a level spreader to work adequately and have minimal impacts on downstream properties these systems require a substantial setback to the downstream dwelling

which is normally a minimum of 30m

b) The below cliff /escarpment is classified as id classified by Council as land slip risk B and C with C being the most highest risk classification. As such it is considered that any method of stormwater disposal that proposed to saturate the top of the escarpment is not acceptable and elevates the risk of land slip failure.

For the above following reasons the proposed subdivision/house development is not supported, the applicant is required to obtain an inter allotment drainage easement through the downstream properties as this is the most suitable way of draining the proposed development.

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.