

Engineering Referral Response

Application Number:	DA2022/0311
Date:	14/04/2022
To:	David Auster
Land to be developed (Address):	Lot 5A DP 418458 , 83 A Prince Charles 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

Applicants seeks approval for a new dwelling and retaining a secondary dwelling located at the rear of property. The property falls to the rear. The nature road reserve also falls towards the front boundary. The proposed stormwater management plans for the development is to provide for a combination of OSD and rainwater reuse and to discharge to the street via a charged drainage system. The stormwater runoff from the driveway is to be discharged by level spreader at the rear of new dwelling. The Engineers has designed an absorption system based on assumed data, with no geotechnical investigation verification of the existing soil absorption capacity. A charged drainage system over the nature reserve can not be supported for this development. The stormwater management plan for the development does not comply with Northern Beaches Council's Water Management for Development Policy.

DATED 14/04/2022

Stormwater management plans prepared by Broadcrest Engineers provides for a detention drainage system which discharges into a dispersion trench drainage system (Level Spreader). Council's Water Management for Development Policy, in particular Stormwater Drainage from Low Level Properties clause 5.5.1.1 recommends four (4) stages of assessment, which does not appear to have been considered and/or undertaken. Council will accept a written evidence for drainage easements rights/refusal in accordance with Clause 5.5.1.1.2 stage 2 of Northern Beaches Council's "Water Management for Development Policy".

As a result the submitted stormwater management cannot be assessed.

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.