

Engineering Referral Response

Application Number:	DA2025/0656
Proposed Development:	Demolition works and construction of a dual occupancy (attached), associated works and strata subdivision
Date:	26/06/2025
To:	Claire Ryan
Land to be developed (Address):	Lot 2 DP 402389 , 81 Beacon Hill Road BEACON HILL NSW 2100

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 proposal is for the construction of an attached dual occupancy with strata subdivision.

Stormwater

The submitted stormwater plan proposes separate above ground basins to each dwelling and discharge via an interallotment easement to Talgara Place. As the proposed easement is via No 2 Talgara Place, concurrence from the owners shall be provided. Additionally the interallotment easement is to be shown on the stormwater plans with the proposed discharge location.

Access

The proposal is for a shared access driveway servicing both dwellings. The proposed vehicular profile is to be amended such that the existing footpath along the kerb has a 2% fall towards the kerb to prevent stormwater from the footpath entering the site.

Amended plans are requested for further assessment.

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.