

Engineering Referral Response

Application Number:	DA2025/0756
Proposed Development:	Demolition works and construction of a dual occupancy (attached) including strata subdivision
Date:	02/07/2025
To:	Dean Pattalis
Land to be developed (Address):	Lot 3 DP 26944 , 34 Government 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 proposed development provides for a shared vehicle crossing. This is a Council requirement and is supported. In terms of stormwater management, the site is in Region 2 of the Water Management for Development Policy. On-site detention is required in accordance with Section 9.3.2.3 Streamlined Methods (pg 41) and Appendix 9 – Orifice Plate Table (Table 3) (pg 72) of the Policy. The proposed OSD, is well undersized. Please provide an amended stormwater design in accordance with the Policy.

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.