

## Engineering Referral Response

<b>Application Number:</b>	DA2022/1598
<b>Date:</b>	29/11/2022
<b>To:</b>	Phil Lane
<b>Land to be developed (Address):</b>	Lot 2 DP 622394 , 34 Pavilion Street QUEENSCLIFF NSW 2096

### Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m<sup>2</sup> 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

#### 29/11/2022:

Development Application is for alterations and additions to the existing dwelling, including extension of the sub-floor, extension of the rear ground floor and extensions to the front balcony/deck and rear deck.

Site is falling to rear, an onsite stormwater detention tank is proposed with a level spreader. Detention tank cannot be placed under habitable area. Engineer to provide sections showing the location of OSD tank in relation to the dwelling.

But before that the stormwater drainage for the site shall demonstrate compliance with Council's Water Management for Development Policy, particularly Stormwater Drainage from Low Level Properties Technical Specification Section 5.5.

a) As the subject site falls to the rear, an easement to drain water is to be created in favour of the site over the downstream properties. Evidence of owners consent by the property owners ( 45 Queenscliff Road QUEENSCLIFF ) shall be submitted with the Development Application. The Application shall be supported by a long section of the inter-allotment drainage to the connection with Council's road drainage system.

b) In case applicant is unsuccessful in achieving an easement with downstream neighbours, evidence shall be submitted with the Application. For sample letter refer Appendix 2, Easement Letter of Council's Water Management for Development 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.