

Engineering Referral Response

Application Number:	DA2024/0555
Proposed Development:	Alterations and additions to a dwelling house
Date:	01/07/2024
To:	Lachlan Rose
Land to be developed (Address):	Lot 3 DP 226412 , 23 Bennett Street CURL CURL 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

Stormwater Management plans by Amuna Civil Engineering rev 2, dated 12.04.24 have been reviewed. The site is a Low Level Property with property boundary levels approximately 400 mm below top of kerb level on the property frontage. The stormwater management plans propose localised site filling and filling of the road reserve to facilitate stormwater discharge to the kerb. This is not supported. Amended stormwater management plans are required which provide for stormwater discharge in compliance with Section 5.5, Appendix 2, Appendix 3 and Appendix 4 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.