Engineering Referral Response

Application Number:	DA2022/2194
Proposed Development:	Alterations and additions to a dwelling house
Date:	13/03/2023
To:	Gareth David
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

It is noted that the connection to inter-allotment drainage line has been proposed for the disposal of stormwater from proposed development.
The civil engineering assessment by appropriately qualified engineer to assess if the existing inter-allotment drainage line has capacity to cater an additional flow generated from proposed alteration and addition. If the capacity is exceeded, following options can be adopted to address the issue:
1. upsize the size of the inter-allotement drainage line.
2. Provide Onsite Detention (OSD) system to reduce the flow from proposed development.

The proposed application cannot be supported due to lack of information to address clause C4 of the DCP.

13/03/2023
The capacity assessment of the existing inter-allotment drainage line was provided, which is satisfactory.
The applicant needs to provide evidence indicating that the subject property is benefitted by existing inter-allotment drainage line.

The proposed application cannot be supported due to lack of information to address clause C4 of the DCP.

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.