

Engineering Referral Response

Application Number:	DA2021/0425
Date:	02/06/2021
To:	Thomas Prosser
Land to be developed (Address):	Lot 24 DP 1221920 , 15 Dove Lane WARRIEWOOD NSW 2102

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 stormwater management plan proposes an OSD system using Versitank units located under the alfresco. Underground OSD systems require access for maintenance and as such Versitank units under the slab are not supported. Underground OSD systems are to be designed in accordance with Council's Water Management for Development Policy.

Additionally the OSD system and the raingarden shall be located between the dwelling and the eastern front boundary as specified in the 88B instrument DP1221920.

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.