

Engineering Referral Response

Application Number:	DA2024/0888
Proposed Development:	Alterations and additions to a dwelling house including secondary dwelling
Date:	07/08/2024
To:	Megan Surtees
Land to be developed (Address):	Lot 40 DP 31139 , 10 Lentara Road BAYVIEW NSW 2104

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 is on a Low Level Property. The submitted stormwater management plans propose to discharge stormwater from the site utilising an on-site detention system and level spreader. This is supported in principle, however the steps required in Section 5.5 and Appendix 2 of Council's Water Management for Development Policy need to be followed. Please provide proof of easement rejection from 10A Loquat Valley Road.

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.