

Engineering Referral Response

Application Number:	DA2025/0308
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	28/03/2025
To:	Tess Johansson
Land to be developed (Address):	Lot 85 DP 30836 , 39 Arnott Crescent 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

28/03/2025

Council's Development Engineer requests additional information in regards to the stormwater design.

This proposal is for alterations and additions to an existing dwelling.

Stormwater

The site drains to the rear.

Council's Development Engineer requests additional information in regards to the stormwater design as detailed below.

- The existing onsite drainage system shall be verified on site by a licensed plumber and shown on the stormwater plans. The proposed development must not conflict to the existing onsite drainage system or the drainage system shall be relocated. It shall be demonstrated that the

existing onsite drainage system is able to accommodate the additional flows from the proposed development.

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.