

Engineering Referral Response

Application Number:	DA2022/1736
Proposed Development:	Demolition works and construction of a dwelling house, secondary dwelling and swimming pool
Date:	06/02/2023
To:	Alex Keller
Land to be developed (Address):	Lot A DP 403609 , 6 Dick Street FRESHWATER 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

06/02/2023:

Development Application is for demolition of existing and construction of primary and secondary dwelling.

Access:

Paths, stairs , new driveway + crossing and alterations to existing retaining structures within public road reserve are proposed. Council's Road Asset Team has provided their comments. This will be assessed in details in Infrastructure works on Council Roadway (S138 A) application under Road Act. This can be conditioned accordingly.

Stormwater:

Site is falling towards street. Proposed hardstand is greater than 40% of total site, hence an onsite stormwater detention (OSD) system is required.

OSD to be designed in accordance with Council's Water Management for Development Policy.

Applicant to provide amended stormwater plans showing location, volume and calculations of the OSD system. OSD cannot be located under habitable area. Site stormwater with a controlled discharge rate via OSD system can be discharged to Dick Street.

For Planner:

Please seek comments for the waste disposal arrangements for the secondary dwelling.

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.