

Engineering Referral Response

Application Number:	DA2023/0681
Proposed Development:	Demolition works and construction of a dwelling house
Date:	03/07/2023
To:	Nick Keeler
Land to be developed (Address):	Lot 6 DP 758016 , 19 Corkery Crescent ALLAMBIE HEIGHTS NSW 2100

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 in Region 2 requires on site detention. The on site detention and rainwater tank configuration as shown on *Section 1 Rainwater Tank* of the stormwater management plans is not supported. The amended plans should show detention storage above retention storage generally in accordance with Figure 2.2 of the *Rainwater Tank Design and Installation Handbook November 2008*. If using two or more tanks, provide a low level connection with a minimum 100 mm diameter pipe. Nominate design control orifice size as per Table 8 and Appendix 9 of the *Water Management for Development Policy Version 2 26 February 2021*.

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.