

Engineering Referral Response

Application Number:	DA2022/0448
Date:	29/06/2022
To:	Dean Pattalis
Land to be developed (Address):	Lot G DP 408223 , 7 Cooleena Road ELANORA HEIGHTS NSW 2101

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 application is not supported for the following reasons:

- 1) The engineering plans detail site drainage to be connected to a proposed inter allotment drainage easement . In accordance with Council's water management plan for development the applicant is to provide further details as to the path of the easement including connection either to a Council drainage system or drainage easement . A downstream capacity check is to be undertaken by a hydraulic engineer to determine if the system is able to handle the development site stormwater flows.
- 2) Owners consent is to be obtained and provided to Council in regard to any proposed downstream inter allotment drainage easement.
- 3) Engineering details are to be prepared for the proposed internal access way/right of way. The details are to include a driveway longsection and cross sections drawn at a suitable scale. Existing and proposed finished levels are to be detailed on the plan.
Retaining wall details if required are to be provided on the plans.

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.