Engineering Referral Response

Application Number:	DA2025/0043
Proposed Development:	Alterations and additions to a dwelling house
Date:	12/02/2025
To:	Dean Pattalis
Land to be developed (Address):	Lot 2264 DP 752038 , 150 Allambie Road 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

12/02/2025:
Development Application is for alterations and additions to an existing dwelling house including addition of first floor.
Access:
Site is accessed by existing driveway and proposed level of new double garage works well with the existing internal driveway.
Stormwater
Site is a low level property and Stormwater design by Water Design Civil Engineers shows proposal of an on-site stormwater detention system with final discharge to level spreader.
Consultant engineer to design site stormwater as per Council's Water Management for Development Policy, hence

1) Applicant to seek for an easement with No 45 & 47 Inglebar Avenue, as these are immediate rear neighbors.
2) If the easement proposal is refused by both rear neighbours, then applicant to provide easement refusal letter (refer Appendix 2*) and
3) Applicants consultant engineer to consider designing on-site stormwater absorption (refer Appendix 3*) Or an on-site stormwater detention system with a level spreader (refer Appendix 4*) and provide stormwater plans with calculations.

4) In case a Level spreader is the final option, then stormwater flows from the whole site are to be restricted for all storm events up to and including the 1% AEP storm event. Total discharge including bypass flows and controlled flows through the level spreader must not exceed the 20% AEP state of nature storm event and Level spreader to be at least 3m away from any site boundary, refer Appendix 4*.

*Council's Water Management for Development Policy

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.