

Engineering Referral Response

Application Number:	DA2021/1861
Date:	15/10/2021
To:	Catriona Shirley
Land to be developed (Address):	Lot X DP 408476 , 43 Kentwell 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

14/10/2021:

The application seeks approval for construction of a secondary dwelling and conversion of existing carport to double garage.

Access

No changes to driveway in Kentwell Road are proposed.

Stormwater

With reference to Stormwater Management Plan prepared by SDS Engineering, drawing number C01, Job No 210712, Issue B and dated 1/10/2021,

Applicant to provide;

- 1) Calculations for impervious area draining into proposed level spreader at rear of site.
- 2) BASIX require 4000litres but Engineer proposes 2000litres. The design is to satisfy BASIX requirements.

But before Council consider revised calculations, applicant is advised as below:

a) The Stormwater drainage for the site shall demonstrate compliance with Council's Water Management for Development Policy, particularly Stormwater Drainage from Low Level Properties Technical Specification Section 5.5 As the subject site falls to the rear, an easement to drain water is to be created in favour of the site over the downstream properties. Evidence of owners consent by the property owners (4 & 6 Blamey Street) shall be submitted with the Development Application. The Application shall be supported by a long section of the inter-allotment drainage to the connection with Council's road drainage system.

b) Should this method of stormwater disposal not be possible, evidence shall be submitted with the Application.

For sample letter refer Appendix 2, Easement Letter of 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.