Engineering Referral Response

Application Number:	DA2020/1691

Date:	04/05/2021
To:	Thomas Burns
Land to be developed (Address):	Lot 2316 DP 752038 , 4 Southern Cross Way 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 stormwater plan proposes a pump out system to the kerb. Pump out system to the kerb are not supported.
The site falls to the rear and the method stormwater disposal for the site shall be in accordance with Clause 5.5.1.1 of Council's Water Management for Development Policy. Evidence of the satisfaction of all steps must be provided. Where an easement is not viable evidence of refusal of easement is to be provided.

Mechanical methods of stormwater disposal such as a pump-out systems is only permitted for sub-surface flows from underground areas, such as basement carparks.

Additional Information Received on 4/05/2021
The applicant has submitted a refusal for easement from the rear neighbor. As an easement is not viable other methods of disposal in accordance with Clause 5.5.1.1 of Council's Water Management for Development Policy are to be followed.

If an absorption system is proposed, supporting geotechnical information must be submitted. Alternatively if a dispersion system is proposed the design must be in accordance with Appendix 4 including the provision of a adequate OSD system.

Mechanical methods of stormwater disposal such as a pump-out systems are not supported.

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.