

## Engineering Referral Response

<b>Application Number:</b>	DA2022/1915
<b>Proposed Development:</b>	Alterations and additions to a dwelling house including a swimming pool
<b>Date:</b>	23/05/2023
<b>To:</b>	Dean Pattalis
<b>Land to be developed (Address):</b>	Lot 89 DP 13760 , 29 Wandeen Road CLAREVILLE NSW 2107

### 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 proposal is for alterations to the existing dwelling including a pool at the rear and a turning/parking area in the front setback. The site is with H1 Hazard area and the submitted geotechnical report addresses the DCP controls.

#### Stormwater

The proposal increases the impervious area by more than 50m2 and as such OSD is required in accordance with Section 9.0 of Council's Water Management for Development Policy.

#### Parking/Turning Area

The proposal includes a turning area/visitors parking in front of the dwelling however no information is provided regarding the proposed levels for this area. The applicant shall provide amended plans showing the proposed levels for the proposed turning area/parking area. Gradients for parking areas are to be in accordance with AS2890.1.

The proposed application cannot be supported by Development Engineering due to lack of information to address:

- *Stormwater drainage for the development in accordance with clause B5.15.*
- *Parking facilities for the development in accordance with clause B6.*

### Additional Information Provided on 19/5/2023

The architectural plans have been amended to include only a turning area in the front setback which is acceptable. However the previous comments regarding stormwater have not been addressed. As proposal increases the impervious area by more than 50m<sup>2</sup> OSD is required in accordance with Section 9.0 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.