

Engineering Referral Response

Application Number:	DA2023/0152
Proposed Development:	Construction of a dwelling house on Lot 2
Date:	31/05/2023
To:	Grace Facer
Land to be developed (Address):	Lot C DP 367229 , 6 Orchard Street WARRIEWOOD NSW 2102

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

Re:

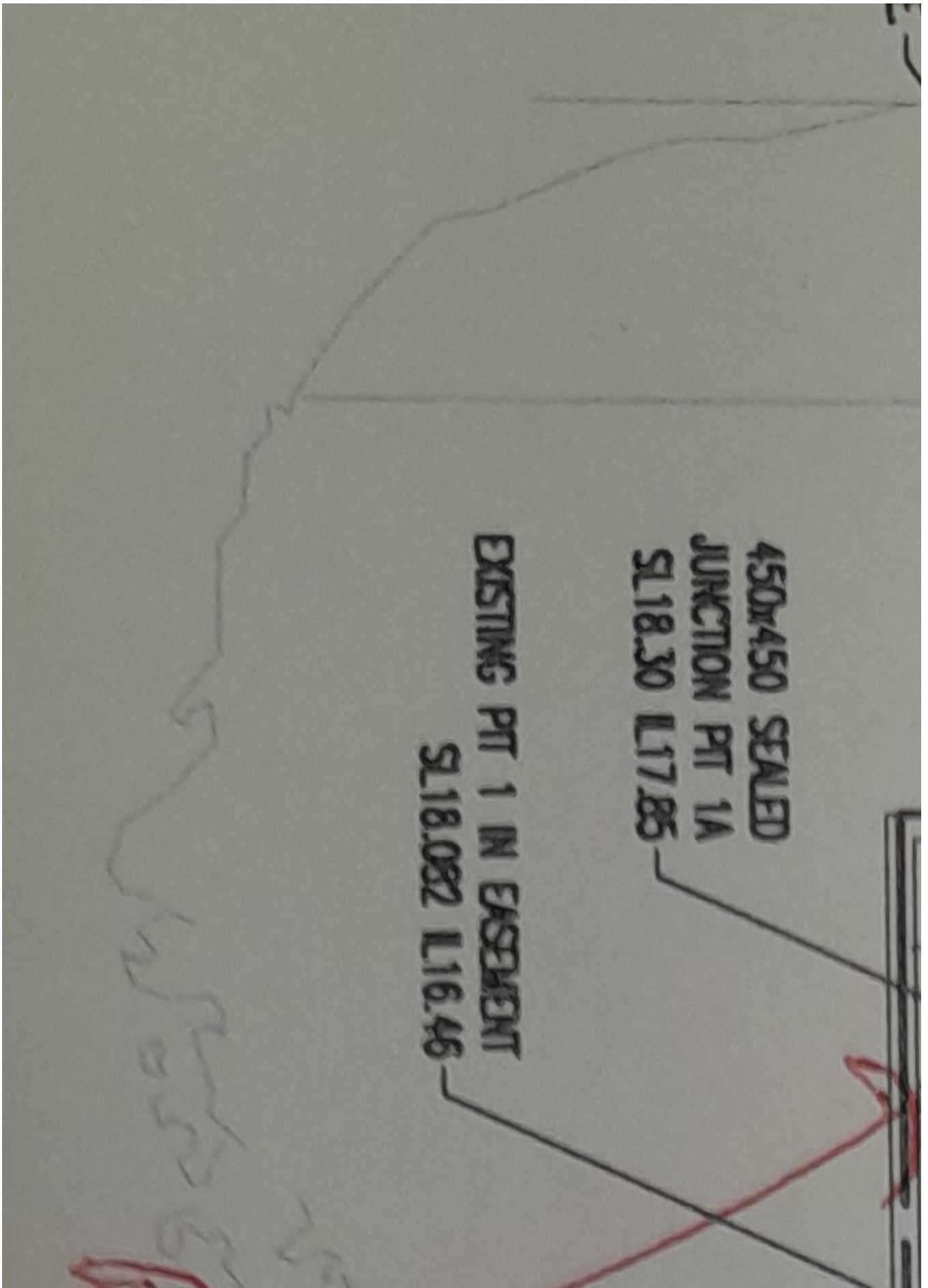
~~Basement and Ground Floor Drainage Layout Plan
Drawing No. G22065-SW-100~~

~~The following amendments are required:~~

- ~~1. Show existing stormwater pipe through easement.~~
- ~~2. Provide invert level for existing Pit 1 in drainage easement.~~
- ~~3. Three (3) separate connections in to Existing Pit 1 are not supported. Amended drawings need to show~~
~~— all proposed stormwater lines connected to a junction pit, which then connects to the Existing Pit 1 in the~~
~~— drainage easement. Only one (1) connection in to the Existing Pit 1 in the drainage easement is supported.~~
~~— This may necessitate adjusting the location of the proposed underground 3000 L rainwater tank.~~
- ~~4. The internal angle between the outlet pipe of the Existing Pit 1 in the drainage easement and the proposed single connection~~
~~— shall be a minimum of 90 degrees.~~
- ~~5. It is also noted that the proposed building footing sits close to the drainage easement pipe. Revised plans need to confirm that the proposed building ———— footing is outside the zone of influence of the footing.~~

Please provide amendments as per attached sketch.

Show a minimum of 1 metre distance between edge of existing easement pit and proposed pit.



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.