

Engineering Referral Response

Application Number:	DA2023/1909
Proposed Development:	Construction of a retaining wall
Date:	30/03/2024
To:	Phil Lane
Land to be developed (Address):	Lot 34 DP 237855 , 12 Burraga Avenue TERREY HILLS NSW 2084

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 management plans propose to discharge stormwater from the site through an absorption trench on Lot 35. Infiltration data is not provided. The geotechnical report shows rock at 300 to 1200 mm depth. The site is unlikely to be suitable for absorption. Council information and the submitted stormwater management plans indicate the presence of a drainage easement on Lot 35. The amended submission needs to show that Lot 34 is benefitted by a drainage easement through Lot 35. If this benefit is shown, provide evidence of drainage infrastructure on Lot 35 (stormwater pipe). Council's requirement is that if a drainage easement exists through Lot 35, all stormwater run-off from Lot 34 be piped through this easement. If it can be proven that a drainage easement benefitting Lot 34 does not exist, then please refer to Council's Water Management for Development Policy Version 2, 26 February 2021 (Appendix 2, 3 & 4 require perusal).

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.