

Engineering Referral Response

Application Number:	DA2021/1852
Date:	12/11/2021
To:	Nick Keeler
Land to be developed (Address):	Lot 24 DP 8062 , 1 Painters Parade DEE WHY NSW 2099

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

12/11/2021:

The development application is for the demolition of the existing dwelling and the construction of a new dwelling.

Access

The subject site currently has vehicular access from Painters Parade.

A new driveway on the western side of the site to access the double garage is proposed. New pedestrian access is also proposed.

Driveway profile/grade on Master set by Accurate Design & Drafting, Issue K, Dated 17/09/2021, sheet 15/20 seems to be very steep, Applicant to provide improved driveway profile in compliance with council vehicular crossing profile and AS/NZS 2890:1;2004.

Stormwater

The subject lot drains to the street.

Proposal is for provision of On-site Stormwater & Rainwater Tanks to connect to Council's existing stormwater system in Painters Parade.

Stormwater Management plan by VNK Consulting Pty Ltd, Dated 1/10/2021, Issue A, Engineer to provide sectional details of OSD and Rainwater tanks with details of orifice plate.

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.