

Engineering Referral Response

Application Number:	DA2023/1678
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	13/02/2024
To:	Simon Ferguson Tuor
Land to be developed (Address):	Lot 12 DP 758044 , 1 Cutler Road CLONTARF NSW 2093

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 and additions to the existing dwelling.

The the site falls to the rear and the submitted stormwater plan proposes discharge to a level spreader via two OSD systems. The proposed level spreader location in close proximity to the rear boundary is not acceptable. A minimum 3m setback shall be provided for the level spreader in accordance with 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.