

## Engineering Referral Response

<b>Application Number:</b>	DA2021/0123
<b>Date:</b>	11/03/2021
<b>To:</b>	Kye Miles
<b>Land to be developed (Address):</b>	Lot K2 DP 369587 , 16 Government Road BEACON HILL NSW 2100

### 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 a one Lot into two Lot subdivision with a right of carriageway shared with No 18 Government Rd.

#### Stormwater

No concept drainage plan has been submitted detailing the proposed interallotment drainage to proposed Lot 2. The proposed interallotment drainage easement shown on the subdivision plan is on the high side of the property. The applicant shall submit a stormwater management plan detailing the how stormwater from the entire proposed Lot 2 is to be discharged to the council system including the triangular section of the right of carriage that is within Lot 1. The proposed kerb outlet location is to be indicated on the plans. The design shall be in accordance with Council's Water Management for Development Policy.

If the existing dwelling on proposed Lot 1 is to be retained the impervious area for Lot 1 exceeds 40% of the site. As such OSD shall be provided for proposed Lot 1 in accordance with the Council's Water Management for Development Policy.

#### Driveway Access

The driveway access to proposed Lot 2 is via a right of carriageway access via the exiting driveway in No 18 and the rear corner of proposed Lot 1. The applicant shall submit a driveway plan for the access driveway to Lot 2 indicating proposed levels.

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.