

Engineering Referral Response

Application Number:	DA2024/1426
Proposed Development:	Construction of a dwelling house
Date:	21/12/2024
To:	Dean Pattalis
Land to be developed (Address):	Lot 4 DP 12129 , 43 Ingleside Road INGLESIDE NSW 2101

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 proposed development is in Region 1. On-site detention is required in accordance with Section 9.3.1 - Onsite Stormwater Disposal Requirements Region 1 – Northern Catchments of the Water Management for Development Policy. Stormwater discharge to the swale on the road is not supported as it is an additional road hazard and maintenance issue. Amended plans should show stormwater discharged to the road using a level spreader and/ or rock rip rap with headwall, 1 metre from the property boundary.

Engineering Comments 23.12.24

The stormwater plans have been amended to show concentrated flows discharged on the site utilising an energy dissipater (headwall). This is supported. The proposed development however results in an increase in impervious area in excess of 350 sqm. An on-site detention system thus needs to be designed in accordance with Section 9.3.1 - Onsite Stormwater Disposal Requirements Region 1 – Northern Catchments of the Water Management for Development Policy. This is not shown on the revised stormwater management plans.

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.