

## Engineering Referral Response

<b>Application Number:</b>	DA2021/0425
<b>Date:</b>	07/06/2021
<b>To:</b>	Thomas Prosser
<b>Land to be developed (Address):</b>	Lot 24 DP 1221920 , 15 Dove Lane WARRIEWOOD NSW 2102

### Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m<sup>2</sup> 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 plan proposes an OSD system using Versitank units located under the alfresco. Underground OSD systems require access for maintenance and as such Versitank units under the slab are not supported. Underground OSD systems are to be designed in accordance with Council's Water Management for Development Policy.

Additionally the OSD system and the raingarden shall be located between the dwelling and the eastern front boundary as specified in the 88B instrument DP1221920.

Review 7/6/2021

The proposal to alter the surface of the alfresco area does not provide sufficient information as to the proposed OSD system. Applicant shall provide plans detailing the proposed OSD system. Underground OSD systems require access for maintenance and as such Versitank units under the slab are not supported.

Additionally the proposed location of the OSD system does not comply with the requirements of the 88B instrument as previously noted.

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.