

Engineering Referral Response

Application Number:	DA2022/1561
Date:	15/11/2022
To:	Olivia Ramage
Land to be developed (Address):	Lot 14 DP 11277 , 3 Henry Street 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

15/11/2022:

Development application is for alterations and additions including;

- Partial demolition of existing structures and footings preparation
- Addition to existing first floor
- Construction of new swimming pool, decking and associated works
- Construction of basement below existing ground floor and new side access
- new double garage with new driveway

Access:

New driveway is proposed which will be assessed via street level application.

Stormwater:

Site is located on the low side of Henry Street, concerns regarding site stormwater discharge has been raised by rear neighbours.

As such the stormwater management shall be designed in accordance with Clause 5.5 of Council's Water Management for Development Policy. All stages of the clause shall be addressed. An easement to drain water is to be created in favour of the site over the downstream properties.

Where an easement to the rear is not feasible a refusal letter shall be provided in accordance with Clause 5.5.

For sample letter refer Appendix 2, Easement Letter of 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.