

## Engineering Referral Response

<b>Application Number:</b>	DA2022/0857
<b>Date:</b>	28/11/2022
<b>To:</b>	Alex Keller
<b>Land to be developed (Address):</b>	Lot 2 DP 246690 , 28 Goondari Road ALLAMBIE HEIGHTS NSW 2100

### 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

#### 27/06/2022:

The development application is for demolition of existing two storey dwelling and construction of a new three storey dwelling including a swimming pool and associated works.

#### Access

Proposal is to demolish existing carport and construct a new double garage. Excavation works are proposed. Proposal is also to retain the existing driveway and crossing.

#### Stormwater

Proposed hardstand area is greater than 40%. As per Council's Water Management for Development Policy, Onsite Stormwater Detention (OSD) system is required.

Applicant to provide updated site stormwater management plans with OSD tank of at least 10,640 litres capacity. Overflow from OSD tank to be discharged to street kerb and gutter in Goondari Road.

#### 28/11/2022:

Updated Master set is provided and it appears as an Onsite Stormwater Detention tank (OSD) is proposed under livable area which is not permitted. Applicant to provide updated stormwater plans showing following information;

- OSD to be provided in accordance with Clause 9.3.2 of Council's Water Management for Development Policy.
- Site Stormwater Management Plans are to be provided showing calculations, position of tanks/basins, sections, capacity and discharge rate to street gutter.
- All discharge control devices and pits are to be located externally to all structures and buildings

so that 24-hour access to the OSD system is possible and that overflows from the system can be safely directed away.

- Drainage plans are to be prepared by a suitably qualified Civil Engineer.

In the absence of satisfactory site stormwater discharge information, Development Engineering cannot support the application.

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.