

Engineering Referral Response

Application Number:	DA2023/1479
Proposed Development:	Alterations and additions to a dwelling house
Date:	06/05/2024
To:	Jordan Howard
Land to be developed (Address):	Lot 51 DP 165052 , 63 Gordon Street CLONTARF NSW 2093

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 site is a Low Level Property. It is proposed to drain the site to the rear through an on-site detention tank and a level spreader. The on-site detention tank and level spreader design appears compliant with Council requirements, however before Council can accept this method of stormwater discharge, the applicant is required to attempt to obtain a drainage easement through a downstream property. The amended submission needs to show an attempt to gain an easement through the following properties:

A. 2 Russell Street to Russel Street kerb.

B. Through the length of 56 Peronne Avenue by utilising a short easement through 2 Russell Street or 61 Gordon Street.

Use Appendix 2 of the Water Management for Development Policy, Version 2, 26 February 2021 as proof of easement request acceptance or rejection.

Engineering Comments 06.05.24

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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.