

Engineering Referral Response

Application Number:	DA2022/0857
Date:	27/06/2022
To:	Alex Keller
Land to be developed (Address):	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 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

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.

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.