

Engineering Referral Response

Application Number:	DA2018/1743
To:	Benjamin Price
Land to be developed (Address):	Lot A DP 85983 , 402 Sydney Road BALGOWLAH NSW 2093 Lot B DP 85983 , 396 - 400 Sydney Road BALGOWLAH 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

Development Engineering has assessed the application.
However, we cannot support the application because:

On site detention system:

A page (H-DA-00) of the stormwater plan has missed in the submission.

The submitted OSD's details are insufficient to provide an assessment.

For instance, there is no dimension and size of the tank have been shown on the plans.

Furthermore, the overflow from the tanks may flow into the next door property.

The applicant shall clarify the details of the OSD.

A long section of the connection from the OSD to the kerb outlet shall be provided.

Sub Soil drainage:

The applicant proposed to discharge the sub soil drainage from a pump to the kerb.

However, Council does not permit to discharge the sub soil drainage into the kerb.

As such, the applicant shall provide alternative method to manage the sub soil drainage such as waterproofing the basement.

Stormwater outlet:

The proposed stormwater outlet is located on the driveway crossing serves No. 394 Sydney Road.

The applicant shall locate the outlet pipe to the street kerb on Sydney Road.

Furthermore, the proposed awning (3.2 m high) may impact the street tree which shall be retained. Please refer to our Landscape section for comment.

And no loading bay is proposed in this development.
Please also refer to Traffic section for assessment.

As the above, Development Engineer cannot support with the application.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.