

Engineering Referral Response

Application Number:	DA2022/0986
Date:	25/07/2022
To:	Julie Edwards
Land to be developed (Address):	Lot 10 DP 13291 , 28 Delecta Avenue CLAREVILLE NSW 2107

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

25/07/2022:

Proposal is for alterations and additions to the existing residence, repositioning of existing double garage with new studio over.

Access

Driveway re-alignment is proposed and is within influence zone of massive street tree. Development is subject to approval from the Landscape Officer.

Stormwater

Stormwater discharge shall be designed in accordance with Council's Water Management for Development Policy specially section 5.5 Stormwater Drainage from Low Level properties. In this case designing an absorption trench at rear of site will be a much simple and economic solution as Council would not support proposed connection to Council pipe via Clareville Beach Public Parking Area. Applicant is advised to provide updated stormwater plans.

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.