

Engineering Referral Response

Application Number:	DA2023/0900
Proposed Development:	Alterations and additions to a dual occupancy including two garages and a pool.
Date:	07/08/2023
To:	Olivia Ramage
Land to be developed (Address):	Lot 53 DP 774017 , 4 C Minkara Road BAYVIEW NSW 2104

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 in Region 1 involves an increase in impervious area of over 50m² and cannot drain to the street and is thus subject to Council's Low Level Property policy. In accordance with Council's *Water Management for Development Policy Version 2 26 February 2021* (WMfDP), the applicant is nominally required to undertake the following sequential process:

1. Obtain an easement from a downstream property to connect to the street or a watercourse. Use Appendix 2 of the WMfDP as proof of acceptance or rejection of easement request.
2. If an easement request is rejected, the applicant is required to investigate the feasibility of an absorption pit as per Appendix 3 of the WMfDP. This will require a geotechnical report and permeability testing.
3. If an absorption pit is not feasible, the applicant is required to construct an on site detention system and a level spreader as per the requirements of Appendix 4 of the WMfDP. The on site detention system will be required to restrict flows back to the state of nature (100 % pervious pre-development) 20% AEP event.

Given the site characteristics of the site, a drainage easement and absorption pit design may not be feasible. Council will accept Option 3, being an onsite detention system and level spreader as per Appendix 4 of the *Water Management for Development Policy Version 2 26 February 2021*. Provide amended 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.