

Engineering Referral Response

Application Number:	DA2024/1201
Proposed Development:	Demolition works and construction of a dual occupancy and strata subdivision
Date:	27/11/2024
To:	Jordan Howard
Land to be developed (Address):	Lot B DP 306453 , 286 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

The proposal is for demolition works and construction of a dual occupancy.

Stormwater

The stormwater plans propose discharging to an interallotment easement pipe to the rear of the site. No details regarding the easement have been provided. Additional information required regarding the easement are:

- The rear of the site connects to multiple properties along Boyle Street which have all been developed over the indicated alignment of the easement. The applicant is to provide evidence of an existing easement that connects to the Council drainage system such as a Council pipeline or kerb & gutter.
- A Title search and terms of the easement are to be provided to demonstrate that the subject site is the beneficiary of any existing easement.
- Evidence is also required to confirm that a pipeline also exists within the easement that connects to the Council stormwater system.

Access

The proposal is for a combined vehicular crossing servicing both units with 4.8m width at the kerb. To

minimise the loss of on street parking it is recommended the driveway width at the kerb be limited to 4.0m as there is sufficient setback within the site to widen the driveway as required internally.

Additional Information Provided on 18/11/2024

The amended assess width is acceptable subject to conditions.

Stormwater

The documents submitted regarding the easement have been reviewed. The issues noted are as follows:

- The documents submitted shows there was an interallotment easement to the rear of the subject site through the properties along Boyle Street. However this seems to only extend up to No 45 Boyle Street.
- There is no evidence of a registered easement beyond No 45 connecting to a Council system. This is also noted in the Letter provided by the engineer Richard Webber, dated 7/11/2024. Refer below:

Neil Davis (the author of Ref F, a Civil Engineer and owner of 33 Boyle St), on page 9, proposes a proposed diversion of the SW easement out to buried SW pipework in Boyle St. I do not know what currently happens north of 45 Boyle St. When the easement was first created (about 1913), the land north of Boyle St was undeveloped and storm water from the easement, was discharged on to the undeveloped land to the north.

- Also Council's current records do not have any evidence of a Council pipeline in Boyle Street.
- Hence it is not acceptable to discharge stormwater to an inter allotment easement that does not connect to a Council system and may be discharging into private property.
- It is recommended that an interallotment easement from No 31 Boyle street or No 284 Sydney Road be considered so that site discharge can be directed to the kerb in Boyle Street.

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.