

Engineering Referral Response

Application Number:	DA2022/0784
Date:	27/06/2022
To:	Nick Keeler
Land to be developed (Address):	Lot 46 DP 15318 , 44 Bix Road DEE WHY NSW 2099

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:

Development application is for demolition of existing main dwelling and construction of the same, while retaining the existing rear secondary dwelling and the existing swimming pool.

Access

Existing brick paved driveway to be upgraded to Council specifications.
Applicant to apply for vehicle crossing application.

Stormwater

1) Council maps shows there is Council's stormwater pipe traversing the subject site while supplied site survey plan lacks this information.

Applicant is advised to accurately locate, confirm dimensions including depth, and plot to scale Council's stormwater pipeline and associated infrastructure on the survey and master plans that outline the proposal. This should be carried out by a service locating contractor and registered surveyor (evidence of methodology used for locating stormwater system should be provided).

2) Stormwater plans by Ibrahim Stormwater Consultants, Job No B10461-403704, Issue -1, dated 28/04/2022, proposes a stormwater detention tank on sheet no 1, while sheet no 2 is related to some other property in Hills Shire Council.
Applicant is advised to provide right set of drawings.

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.