

Engineering Referral Response

Application Number:	DA2024/1733
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	07/02/2025
To:	Dean Pattalis
Land to be developed (Address):	Lot 8 DP 244469 , 5 Roosevelt Avenue ALLAMBIE HEIGHTS NSW 2100

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

7/02/2025

Council's Development Engineer cannot support this proposal due to the stormwater design and the site access and parking.

Stormwater

Council's Development Engineer cannot support this proposal due to the stormwater design as detailed below.

- For low level properties, OSD volume does not allow rainwater tank volume offset in accordance with Clause 5.5 of Council's 'Water Management for Development Policy.'
- A copy of DRAINS model shall be submitted for detailed assessment.

Site Access and Parking

Council's Development Engineer cannot support this proposal due to the site access and

parking as detailed below.

- It shall be clarified that how many parking spaces are provided for the site. The parking slab levels shall be shown on the plans.
- Driveway long-sections along both edges of the driveway starting from the centreline of the front road to the parking area by a suitably qualified civil/traffic engineer shall be submitted demonstrating compliance with AS/NZS 2890.1:2004. In particular, the parking slab gradient shall be no more than 5%.

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.