

Engineering Referral Response

Application Number:	DA2023/0514
Proposed Development:	Construction of a secondary dwelling and a garage
Date:	11/05/2023
To:	Phil Lane
Land to be developed (Address):	Lot 67 DP 7413 , 45 Redman 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

1. Amend plans to show a concrete or paved internal driveway to the garage in the secondary dwelling. It is unclear from the submitted plans, how this will be achieved.
2. The development has failed to address how stormwater will be discharged from the site.
3. The site cannot drain to the street via gravity.
4. Council policy requires that a drainage easement be sought from downstream property owners for sites that cannot drain to the street via gravity. Please refer to *Appendix 2 - Sample Easement Letter* of Councils *Water Management for Development Policy Version 2 26 February 2021*.
5. If a drainage easement is not granted and proof of this is provided to Council as per point 4, the applicant is required to discharge stormwater in accordance with Appendix 3 or Appendix 4 of Councils *Water Management for Development Policy Version 2 26 February 2021*.
6. If the applicant chooses the the levels spreader option as per Appendix 4, the entire impervious area of development including internal driveway and roof area will need to drain to the on-site detention tank prior to connection to a level spreader. Likewise the entire impervious area of development is to be connected to any absorption pit.

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.