

Engineering Referral Response

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| Application Number: | DA2023/0185 |
| Proposed Development: | Demolition work and alterations and additions to a dwelling house including a swimming pool |
| Date: | 11/05/2023 |
| To: | Alex Keller |
| Land to be developed (Address): | Lot 10 DP 1257419 , 25 Loch Street FRESHWATER NSW 2096 Lot 7 DP 14040 , 23 Loch Street FRESHWATER NSW 2096 |

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 the alterations additions to the outbuildings, pool and landscaping works approved under DA2021/1469. The Stormwater Report by RTS Civil Consulting Engineers, dated 22/2/2023 states that the proposal involves only minor amendments to the previously approved system and connection to the approved stormwater system is still viable.

The approved stormwater design for the development under DA2021/1469 was the site stormwater discharging to an interallotment easement line to Ellen Street through an OSD system located at the rear of the site. However the current proposed changes to the rear including the new pool indicates that the location of the OSD tank as approved in the concept plans by ITM Design (H-DA-00, H-DA-01 & H-DA-02 dated 13.07.2021) is no longer viable.

Hence an updated stormwater plan is required with the proposed OSD tank location that is consistent with the architectural changes proposed within this application for further assessment.

The proposed application cannot be supported by Development Engineering due to lack of information to address:

- *Stormwater drainage for the development in accordance with clause C4 Stormwater.*

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.