

Engineering Referral Response

Application Number:	DA2023/1706
Proposed Development:	Demolition works and construction of a dwelling house
Date:	15/12/2023
To:	Dean Pattalis
Land to be developed (Address):	Lot 51 DP 12556 , 41 Waratah Parade NARRAWEENA 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

The proposal is for demolition works and construction of a dwelling house.

The proposed stormwater plan is unsatisfactory. Internally the site falls to the rear however there appears to be fall from the boundary to the kerb within the road reserve. However as the proposed impervious area exceeds 40% of the site OSD is required in accordance with Section 9.3.2.2 of Council's Water Management for Development Policy. Discharge from the boundary to the kerb must be via gravity.

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.