

Engineering Referral Response

Application Number:	DA2024/1536
Proposed Development:	Alterations and additions to a dwelling house
Date:	14/11/2024
To:	
Land to be developed (Address):	Lot 3 DP 223046 , 80 Pringle Avenue BELROSE NSW 2085

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 proposed development is on a notionally Low Level Property with a fall of approximately 1 metre from the front to the rear boundary. A stormwater management plan is required with the amended submission showing the existing and proposed method of stormwater discharge from the site, in accordance with the Water Management for Development Policy, in particular Section 5.5 Stormwater Drainage from Low Level Properties of the policy.

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.