

Engineering Referral Response

Application Number:	REV2025/0002
Proposed Development:	Review of Determination of Application DA2024/1201 for Demolition works and construction of a dual occupancy and strata subdivision
Date:	08/04/2025
To:	Michael French
Land to be developed (Address):	Lot B DP 306453 , 286 Sydney Road BALGOWLAH NSW 2093

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 stormwater management plans as prepared by Richard Weber, have been reviewed and are not supported for the following reasons:

1) The location of the rear above ground storm water detention area including sandstone walling is located with the zone of influence of the Sydney water sewer main and needs to be relocated or redesigned to be clear of the zone of influence of the sewer main. Amended engineering plans are to provide evidence that this requirement been complied with .

Please note the proposal for a charged storm water line and disposal of roof storm water to Sydney Road is in accordance with the TNSW concurrence letter dated 20th January 2025

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.