

Engineering Referral Response

Application Number:	DA2021/2350
Date:	23/02/2022
To:	Stephanie Gelder
Land to be developed (Address):	Lot 3 DP 245112 , 28 Inglebar Avenue ALLAMBIE HEIGHTS NSW 2100

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

23/02/2022:

The application seeks approval for the demolition of the existing dwelling including an attached single garage and construction of a new dwelling with integral double garage and swimming pool at rear of site.

Access

Currently site is accessed via a concrete driveway from Inglebar Avenue.
Proposal is to replace old driveway with new. Applicant to apply for vehicle crossing application.

Stormwater

It is a low level site, proposal is that stormwater runoff from the dwelling will be captured and diverted to an above ground basin at rear and finally discharged to a level spreader.

But before Council consider these drawings applicant is advised as below:

a) The Stormwater drainage for the site shall demonstrate compliance with Council's Water Management for Development Policy, particularly Stormwater Drainage from Low Level Properties Technical Specification Section 5.5. As the subject site falls to the rear, an easement to drain water is to be created in favor of the site over the downstream properties. Evidence of owners consent by the property owners (2 and 4 Sanananda Avenue ALLAMBIE HEIGHTS) shall be submitted with the Development Application. The Application shall be supported by a long section of the inter-allotment drainage to the connection with Council's road drainage system.

b) Should this method of stormwater disposal not be possible, evidence shall be submitted with the Application.

For sample letter refer Appendix 2, Easement Letter of Council's Water Management for Development 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.