

Engineering Referral Response

Application Number:	DA2025/0861
Proposed Development:	Demolition works and construction of a dwelling house including an attached secondary dwelling
Date:	03/10/2025
To:	Nick Keeler
Land to be developed (Address):	Lot 64 DP 8139 , 51 Quirk Street DEE WHY 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 the construction of a new dwelling.

The submitted stormwater plan proposing discharge to the kerb is not satisfactory. The site falls to the rear and as such stormwater management must be in accordance with Section 5.5 of Council's Water Management for Development Policy. All stages of the Section are to be considered. Where easement is not viable refusal of easement letters are to be provided. If a level spreader design is considered, it shall be in accordance with Appendix 4.

Additional Information Provided on 23/9/2025

The submitted stormwater plans proposing discharge to a level spreader via an OSD system is acceptable in concept. However the design criteria used is not correct. The level spreader system is to be designed in accordance with Appendix 4 of Council's Water Management for Development Policy as per previous comments.

Stormwater flows from the whole site are to be restricted for all storm events up to and including the 1% AEP storm event. Total discharge including bypass flows and controlled flows through the level spreader must not exceed the 20% AEP state of nature storm event. Calculations are to be shown on plan.

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.