

Engineering Referral Response

Application Number:	Mod2017/0028
To:	Nick England
Land to be developed (Address):	Lot 2506 DP 752038 , 2506 / 0 Bundaleer Street 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 application proposes the deletion of a condition of consent relating to the disposal of sewage from the development and replacing the condition with a requirement to provide a low pressure pump out line from the site into an existing sewer manhole in Forest Way at the intersection of Wyatt Ave. It is unclear from the submitted information if the line is to be a private line or defined as a Sydney Water asset.

A review of the submitted plans indicates the presence of an existing pump out line from the adjoining waste site which contains the leachate. This line appears on Council's GIS as a Sewer and as such would come under the care and control of Sydney Water.

Provided that the applicant can demonstrate that the proposed line will be deemed a Sydney Water Asset once the work is completed then as the works will be undertaken under the Sydney Water Act then there is no objection to approval and no conditions are recommended.

Referral Body Recommendation

Recommended for approval

Refusal comments

Recommended Engineering Conditions:

Nil.