

Engineering Referral Response

Application Number:	DA2020/1471
Date:	04/03/2021
To:	Adam Mitchell
Land to be developed (Address):	Lot B DP 341089 , 41 May Road 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

02 Feb 2021:

Paused at request of Planner.

04 March/2021:

- Proposed building design is over the allowable impervious area limits, hence an OSD (Onsite Stormwater Detention System) is required.
Applicant to submit amended Stormwater Management Plans with provision of OSD and Rainwater Tank (as per BASIX Report).
- Alignment of stormwater easement has been changed as compared to subdivision approval.
Applicant to demonstrate the reasons behind this change.
- Because the lot has not been subdivided, there is need to subdivide first, before Council approve the DA.

Hence, Subdivision Certificate is to be provided.

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.