

## Engineering Referral Response

<b>Application Number:</b>	DA2024/0078
<b>Proposed Development:</b>	Alterations and additions to a dwelling house including a lift
<b>Date:</b>	09/04/2024
<b>To:</b>	Anne-Marie Young
<b>Land to be developed (Address):</b>	Lot 18 DP 238331 , 11 Kadigal Place BEACON HILL 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

#### 09/04/2024:

An amended stormwater plan is submitted which excludes reference to the pergola. The stormwater plan confirms that the existing drainage system remain unchanged and stormwater from new additions will be tapped in to existing approved system.

New works are significantly away from Council pipe.

No objections to approval subject to conditions as recommended.

#### 20/03/2024:

Development Application is for alterations and additions to existing dwelling house including addition of lift and extension of first floor.

Development Engineering have no objections to first floor extension and lift construction but provided stormwater plans shows proposal for a pergola on previous illegal works, which is not supported.

It is also not clear that a new connection to Council pipe present within site is proposed or utilising an existing connection, clarification required.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

**Recommended Engineering Conditions:****CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK****Road Reserve**

The applicant shall ensure the public footways and roadways adjacent to the site are maintained in a safe condition at all times during the course of the work.

Reason: Public safety.

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE  
OCCUPATION CERTIFICATE****Stormwater Disposal**

The stormwater drainage works shall be certified as compliant with all relevant Australian Standards and Codes by a suitably qualified person. Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To ensure appropriate provision for the disposal of stormwater arising from the development.