

13 May 2025

Re: 17 Kanangra Crescent Clontarf

We attended the above address at the request of the owner to provide a report on the condition of the existing storm water system in preparation for a DA submission. The following was found:

- The current storm water system has a single point of discharge to the kerb. This discharges via gravity.
- The existing storm water drainage has been installed using PVC pipework that is overall in good working condition besides the points noted below. No blockages were found during the CCTV inspection.
- The pipework that drains the main roof is installed in 100mm PVC at high level before dropping into the ground behind the garage and terminating at the kerb. This pipework has generally been installed correctly besides a section that is holding water due to a sag in the pipework. This located on Eastern side of the garage. This should be rectified to stop it holding water.
- A section of pipe was noted to have a defective joint. This is located at the Eastern corner of the garage. It currently connects to a 200mm in-ground pit. Would recommend that this is excavated and repaired.
- The small roofs above the bay windows located at the SW of the property discharge directly on to the grass.
- A lower roof located on the western side of the property near the proposed pool currently discharges onto the grass. This is installed in PVC and is in good condition.
- The grated drain located at the NE side of the property at the base of the stairs currently drains to a garden bed located at the SE corner of the property. This is installed in PVC and is in good condition. The drain itself was found to have debris within the channel and we would recommend this is cleaned to stop potential blockages.