

Engineering Referral Response

Application Number:	DA2022/2230
Proposed Development:	Demolition works and construction of a dwelling house including swimming pool and garage
Date:	17/05/2023
To:	Megan Surtees
Land to be developed (Address):	Lot 6 DP 246526 , 1 Lanford Avenue KILLARNEY HEIGHTS NSW 2087

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

Comments provided by van der meer dated 16 February 2023 are noted and in most parts supported, subject to further information being provided. The following amendments are required to the Stormwater plans by van der meer before conditions of consent can be provided:

1. Provide cross-sections through each proposed rainwater/ OSD tank with orifice and other levels showing how discharge from the on-site detention tank will drain to the street by gravity. Show orifice size. At present, the drawings do not show enough detail.
2. Amend plans to show roof areas draining to each OSD tank.
3. Show overland flow route from OSD tanks in the event of pipe blockage.
4. Provide DRAINS model of on-site detention calculations including pre and post development conditions.
5. The drawings need to show that no concentrated flows from impervious areas will be directed to the rear property.

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.