

Engineering Referral Response

Application Number:	Mod2023/0255
Proposed Development:	Modification of Development Consent DA2019/1089 granted for Alterations and additions to a dwelling house.
Date:	23/05/2023
To:	Kye Miles
Land to be developed (Address):	Lot 19 DP 13643 , 24 Iluka Avenue ELANORA HEIGHTS NSW 2101

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 parent DA2019/1089 shows additional impervious roof areas in excess of 160 m² being created as part of the proposed development. This triggered the requirement of an on-site detention system for the development. The modification application has not shown that the increase in impervious area of the site will be less than 50 m² post development. Condition 9 (OSD design & certification) and Condition 17 (Positive Covenant) are still required.

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.