

Engineering Referral Response

Application Number:	DA2022/2230
Proposed Development:	Demolition works and construction of a dwelling house including swimming pool and garage
Date:	13/02/2023
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

As per provided stormwater plan, the subject property is proposed to be drained against the direction of natural catchment.

The applicant needs to provide gutter flow analysis and information regarding the flow to be discharged to Lanford Avenue.

The Onsite Detention (OSD) volume is to be sized based on streamlined method as per section 9.3.2.2 of council's "Water Management for Development Policy".

Alternatively, the stormwater drainage needs to be designed in accordance with section 5.5, "Stormwater Drainage from Low Level Properties" of council's "Water Management for Development Policy".

The application could not be supported due to lack of information to assess clause C4 of the DCP.

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.