

Engineering Referral Response

Application Number:	DA2025/0719
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	25/06/2025
To:	
Land to be developed (Address):	Lot 11 DP 758566 , 37 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

The applicant is seeking approval for alterations and additions to the existing dwelling.

The site naturally slopes towards the rear. Although a stormwater management plan has been submitted, it does not comply with Council's *Stormwater Management of Development Policy*, specifically Clause 5.5.1.2.2 Stage 2, which mandates the procurement of a drainage easement prior to assessment of the stormwater management plan.

To ensure compliance, an easement for drainage must be secured over the downstream property to facilitate a piped drainage connection to Council's system. Should the applicant be unable to obtain written consent from the affected downstream property owner(s), they must provide evidence of this attempt. In such cases, the applicant is required to submit a Statutory Declaration confirming that consent could not be obtained. A sample letter for this purpose is provided in Appendix 2 of Council's *Stormwater Management of Development Policy*.

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.