

Engineering Referral Response

Application Number:	DA2024/0152
Proposed Development:	Construction of a dwelling house
Date:	18/03/2024
To:	Olivia Ramage
Land to be developed (Address):	Lot 358 DP 216441 , 11 Shamrock Parade 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 proposed development is on a Low Level Property. The submitted stormwater management plans show an on-site detention system and level spreader to discharge stormwater from the site onto the downstream property. In accordance with Section 5.5 of the Water Management for Development Policy, Version 2, 26 February 2021, the applicant is required to seek a drainage easement from the nearest downstream property as a first step in the management of stormwater on the site. Please refer to Appendix 2 of the Policy. Proof of easement rejection will be required before the level spreader method of stormwater discharge from the site can be adopted.

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.