

Engineering Referral Response

Application Number:	DA2023/0827
Proposed Development:	Construction of a carport, swim spa and deck
Date:	28/06/2023
To:	Nick England
Land to be developed (Address):	Lot 13 DP 758566 , 142 Melwood 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

No objections to the proposed alterations and additions for a front carport and rear deck extension. The applicant proposes to use the existing vehicle crossing which is supported. The additional impervious area is very small as there is a replacement of existing impervious areas and the rear of the site is covered partly in bedrock.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Engineering Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Stormwater Disposal

The applicant is to demonstrate how stormwater from the new development within this consent is disposed of to an existing system. Details by an appropriately qualified and practicing Civil or Hydraulic Engineer demonstrating that the existing stormwater system can accommodate the flows is to be submitted to the certifier prior to the issue of the Construction Certificate.

If the existing system needs modification then the applicants engineer is to provide the relevant details.

Reason: To ensure appropriate provision for disposal of stormwater management arising from the development.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Road Reserve

The applicant shall ensure the public footways and roadways adjacent to the site are maintained in a safe condition at all times during the course of the work.

Reason: Public safety.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Stormwater Disposal

The stormwater drainage works shall be certified as compliant with all relevant Australian Standards and Codes by a suitably qualified person. Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To ensure appropriate provision for the disposal of stormwater arising from the development.