

Engineering Referral Response

Application Number:	DA2024/1285
Proposed Development:	Alterations and additions to a semi-detached dwelling house
Date:	16/10/2024
To:	Reeve Cocks
Land to be developed (Address):	Lot 100 DP 851797 , 112 A Clontarf Street NORTH BALGOWLAH NSW 2093

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

16/10/2024

Council's Development Engineer raises no objection to this proposal subject to conditions.

This proposal is for alterations and additions to an existing dwelling.

Stormwater

There seems to be no proposed increase in the impervious area. The stormwater system is satisfactory subject to conditions.

As the proposed development is over the existing garage, it is considered that the proposed development is unlikely to impact Council's drainage infrastructures.

Site Access and Parking

No proposed change to the existing site access and parking.

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 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.