

## Engineering Referral Response

<b>Application Number:</b>	DA2025/0483
<b>Proposed Development:</b>	Alterations and additions to a dwelling house including a secondary dwelling and studio
<b>Date:</b>	09/05/2025
<b>To:</b>	
<b>Land to be developed (Address):</b>	Lot 44 DP 29463 , 9 Careebong Road FRENCHS FOREST NSW 2086

### Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m<sup>2</sup> 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 in Region 2. In Region 2, alterations and additions to existing dwellings do not require on-site detention. New detached structures however such as secondary dwellings, studios, garages, sheds etc with a roof area in excess of 50 sqm are required to provide on-site detention in accordance with Section 9.3.2.3 Streamlined Methods of the Water Management for 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.