

## Engineering Referral Response

<b>Application Number:</b>	DA2022/1625
<b>Proposed Development:</b>	Alterations and additions to shop top housing
<b>Date:</b>	16/12/2022
<b>To:</b>	Olivia Ramage
<b>Land to be developed (Address):</b>	Lot 6 DP 31806 , 38 Frenchs Forest Road SEAFORTH NSW 2092 Lot 5 DP 31806 , 38 Frenchs Forest Road SEAFORTH NSW 2092 Lot 4 DP 31806 , 38 Frenchs Forest Road SEAFORTH NSW 2092

### 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 proposal is for alterations to residential unit on the first floor and the construction and additional unit on the second floor. The subject site is in Zone 1 and the existing impervious area is greater than 60%. Hence OSD is required for the development in accordance with Clause 9.3.3.2 of Council's Water Management for Development Policy.

The proposed application cannot be supported by Development Engineering due to lack of information to address:

- *Stormwater drainage for the development in accordance with Clause 3.7. Stormwater Management.*

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.