

## Engineering Referral Response

<b>Application Number:</b>	DA2024/0712
<b>Proposed Development:</b>	Alterations and additions to a dwelling house including a swimming pool, garage and studio
<b>Date:</b>	28/06/2024
<b>To:</b>	Nick England
<b>Land to be developed (Address):</b>	Lot 251 DP 16902 , 87 The Outlook BILGOLA PLATEAU NSW 2107

### 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 1. Vehicle crossing construction is not proposed. The proposed development results in an increase in roof (impervious) areas in excess of 50 m<sup>2</sup>. On-site detention will be required in accordance with Section 9.3.1 Onsite Stormwater Disposal Requirements Region 1 – Northern Catchments and Table 7 of Council's Water Management for Development Policy. The provision of on-site detention to an existing roof area equal or greater than the proposed increase in impervious area will satisfy this requirement.

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.