

## Engineering Referral Response

<b>Application Number:</b>	DA2022/2207
<b>Proposed Development:</b>	Demolition works and construction of a dwelling house including swimming pool
<b>Date:</b>	01/05/2023
<b>To:</b>	Jordan Davies
<b>Land to be developed (Address):</b>	Lot A DP 358783 , 30 Abernethy Street 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 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

The proposal is for demolition works and construction of a new dwelling. The submitted stormwater plan proposal disposal to a level spreader via an OSD system which is acceptable subject to conditions. Refusal of easement letters have been provided.

The proposal involves significant works in the road reserve which requires comments and concurrence from Council's Road Asset team prior to final engineering assessment.

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.