

## Engineering Referral Response

<b>Application Number:</b>	Mod2023/0474
<b>Proposed Development:</b>	Modification of Development Consent Land and Environment Court for DA2020/1351 granted by the Land and Environment Court for Demolition of all existing structures and the construction of a 3 storey shop top housing development.
<b>Date:</b>	19/09/2023
<b>To:</b>	Adam Croft
<b>Land to be developed (Address):</b>	Lot 5 DP 229309 , 1 Bilambee Lane 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 modification of the shop top housing development has been reviewed and no objections are raised. The original development consent did not require on site stormwater detention in accordance with the Councils water management for development policy. No additional conditions are required .

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:

Nil.