

## Engineering Referral Response

<b>Application Number:</b>	DA2025/0678
<b>Proposed Development:</b>	Demolition of existing structures and construction of a residential development comprising six townhouses arranged in two building pavilions above a basement level with site landscaping, services infrastructure, and associated site works
<b>Date:</b>	26/06/2025
<b>To:</b>	Nick Keeler
<b>Land to be developed (Address):</b>	Lot A DP 369828 , 439 Condamine Street ALLAMBIE HEIGHTS NSW 2100

### 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 following amendments are required to submitted plans:

1. Stormwater Water Management. On-site detention is to be provided in accordance with Section 9.3.2.5 Full Computation Methods of the Water Management for Development Policy.
2. Geotechnical Report. As the proposed works involve excavation in excess of 2.0 metres, a geotechnical report will need to be submitted in accordance with the Warringah Development Control Plan.

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.