

Engineering Referral Response

Application Number:	DA2025/0280
Proposed Development:	Demolition works and construction of a dwelling house
Date:	24/04/2025
To:	Julie Edwards
Land to be developed (Address):	Lot C DP 410527 , 4 Salisbury Square 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 proposed development is in Zone 1 of Region 3 of the Water Management for Development Policy. In accordance with the OSD Checklist of the Water Management for Development Policy - Part 4.3.2.1 For A New Building, On-site detention is required in accordance with section 9.3.3.2 of Council's Water

Management for Development Policy. Please amend design to provide for on-site detention.

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.