

Engineering Referral Response

Application Number:	DA2025/0304
Proposed Development:	Alterations and additions to a dual occupancy (detached)
Date:	05/05/2025
To:	Jordan Howard
Land to be developed (Address):	Lot CP SP 36205 , 1 Lister Avenue SEAFORTH NSW 2092 Lot 2 SP 36205 , 2 / 1 Lister Avenue 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 includes the alterations and additions to an existing dual occupancy. In accordance with Council's Water Management for Development Policy on-site stormwater detention (OSD) is required for the proposal. The submitted stormwater management plan does not include OSD. The applicant must provide a revised plan including the provision of OSD. As the proposal is only for unit 2, it is considered that only the proposed roof area for the additions to the main dwelling are to be controlled by OSD. The design is to be in accordance with section 9.3.3.2 of Council's Water Management for Development Policy.

The existing driveway crossing is to remain which is acceptable and the proposed parking area is also acceptable.

Development Engineering cannot support the proposal due to insufficient information to address stormwater management in accordance with clause 3.7 of the DCP.

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.