

Engineering Referral Response

Application Number:	DA2024/0700
Proposed Development:	Alterations and additions to a dwelling house including a carport and garage
Date:	27/06/2024
To:	Nick England
Land to be developed (Address):	Lot 16 DP 6084 , 8 Bakers Road CHURCH POINT NSW 2105

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 Region 1. Vehicle crossing construction is not proposed. A geotechnical report has been provided. On-site detention is required and is shown on the submitted stormwater management plans. The stormwater management plans however are incomplete, with sheets 2 & 3 appearing to be corrupted or missing information. Please supply amended stormwater management plans.

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.