

## Engineering Referral Response

<b>Application Number:</b>	DA2023/1128
<b>Proposed Development:</b>	Demolition works and construction of a Residential Flat Building
<b>Date:</b>	27/10/2023
<b>To:</b>	Gareth David
<b>Land to be developed (Address):</b>	Lot 73 DP 7413 , 27 Redman Road DEE WHY NSW 2099

### 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 development is in Region 2. On-site detention is not required as the site is flood prone. A geotechnical report has been provided. I have reviewed the stormwater management and master plans. My comments are as follows:

1. Full development engineering assessment cannot be carried out until the substantial concerns raised by Natural Environment - Flood have been addressed.

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.