

## Engineering Referral Response

<b>Application Number:</b>	DA2024/0860
<b>Proposed Development:</b>	Demolition works and construction of a dwelling house including swimming pool and studio
<b>Date:</b>	23/07/2024
<b>To:</b>	Stephanie Gelder
<b>Land to be developed (Address):</b>	Lot 30 DP 17619 , 1 Lewis Street AVALON BEACH NSW 2107

### 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 development application has not addressed the requirement for on-site detention. The amended submission needs to provide a stormwater management plan with the provision of on-site detention in accordance with Section 9.3.1 Onsite Stormwater Disposal Requirements Region 1 – Northern Catchments of the Water Management for Development Policy.

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.