

Engineering Referral Response

Application Number:	DA2024/1708
Proposed Development:	Demolition works and construction of a dwelling house including a swimming pool
Date:	22/01/2025
To:	Anaiis Sarkissian
Land to be developed (Address):	Lot 20 DP 11978 , 2 A Allen Avenue BILGOLA BEACH NSW 2107 Lot A DP 379490 , 2 A Allen Avenue BILGOLA 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 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 located within a Flood Precincts. Council's flood assessment officer has concerns with respect to flood entering the basement car park, The driveway levels and boarder wall for the driveway may require modification. As result, amended plans may be required and a complete assessment of the application cannot be undertaken.

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.