

## Engineering Referral Response

<b>Application Number:</b>	DA2025/0156
<b>Proposed Development:</b>	Demolition works and construction of a dwelling house and secondary dwelling including a swimming pool
<b>Date:</b>	07/05/2025
<b>To:</b>	Lachlan Rose
<b>Land to be developed (Address):</b>	Lot 28F DP 16341 , 2 Prince Edward Road 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 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 3. Vehicle crossing construction is proposed. On-site detention is required. A geotechnical report has been provided. The proposed crossing width of 5 metres is not supported. Conditions will require the reduction of the crossing width to 3.0 metres. Development engineering raises no further objections to the proposed development, subject to conditions.

### Engineering Comments 07.05.25

It is noted that the previously supported by Development Engineering Master plans and Stormwater Management plans have been amended to satisfy other Council Officers requirements. The amended design includes a lowered garage slab level and amended location for the on-site detention tank.

1. The lowered garage slab level has resulted in the proposed alteration of road reserve levels. This is not supported. Amended Master plans need to maintain road reserve levels.
2. Provide an emergency overflow path with levels for flows from the on-site detention tank to street gutter in the event of pipe blockage. Provide a minimum of 300mm clearance from top of OSD to habitable floor levels. Alternately relocate the OSD tank to front low point of property.

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.