

## Engineering Referral Response

<b>Application Number:</b>	DA2024/1430
<b>Proposed Development:</b>	Demolition works and construction of a dual occupancy (attached) and strata subdivision
<b>Date:</b>	28/12/2024
<b>To:</b>	Claire Ryan
<b>Land to be developed (Address):</b>	Lot 22 DP 5118 , 38 Undercliff Road FRESHWATER NSW 2096

### 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 required. Vehicle crossing construction is proposed. A geotechnical report has been provided. The proposed on-site detention volumes are undersized. On-site detention for each dwelling is to be designed in accordance with Sections 9.3.2, 9.3.2.1, 9.3.2.3, 9.4, Appendix 9 and all relevant sections of the Northern Beaches Council 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.