

Engineering Referral Response

Application Number:	DA2023/0868
Proposed Development:	Demolition of existing dwelling and construction of a Seniors Housing Development.
Date:	10/08/2023
To:	Claire Ryan
Land to be developed (Address):	Lot 44 DP 10648 , 39 Hay Street COLLAROY NSW 2097 Lot 45 DP 10648 , 41 Hay Street COLLAROY NSW 2097 Lot 46 DP 10648 , 43 Hay Street COLLAROY NSW 2097 Lot 43 DP 10648 , 37 Hay Street COLLAROY NSW 2097

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 application for a seniors living development has been reviewed and is not supported for the following reasons:

1) On site stormwater detention.

- The drainage design engineer is to provide evidence of registration as required by the Designer and Building Practitioners Regulation 2021 for storm water drainage design.
- The drainage engineer is to provide a DRAINS model for councils review as required by Councils Water management policy for development. The pre existing flow condition is to be modelled as state of nature up to the 1/100 AEP storm.
- In reference to section 9.7.3 of the policy - Minimum Information required for all Developments Except Single Residential Dwelling Development the applicant should provide all the minimum information as required.
- The drainage catchment plan should also include the footpath catchment area that will drain into the development site.
- Demonstration that the OSD pipe outlet is not affected by tail water levels from the proposed Anzac Avenue Pit and Pipe extension works. This is to demonstrate that the OSD pipe outlet is free draining and proposed storage volumes are not compromised.

2) Proposed external site stormwater works (proposed stormwater line in Anzac Avenue)

- The design engineer is to provide a fully detailed design of the proposed pit and pipe connection to the existing Council inlet Pit corner of Anzac and Pittwater road. This is to include a pipe long section details including hydraulic grade line , existing service crossings , and class of pipe based on traffic loadings and proposed cover.
- A DRAINS model is to be provided to determine the upstream catchment flows into the drainage line . Councils Auspec One document is to be used in the analysis and pipe design . Minimum pipe size is 375mm RCP .

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.