

## Engineering Referral Response

<b>Application Number:</b>	DA2021/1164
<b>Date:</b>	25/08/2021
<b>To:</b>	Jordan Davies
<b>Land to be developed (Address):</b>	Lot 129 DP 16902 , 521 Barrenjoey Road 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 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 proposal is for the construction of a new dwelling with new vehicular access to Barrenjoey Road.

#### Access

The proposed vehicular access, turntable, access stairs and associated structures in the road reserve require comments from Road Asset team and concurrence from TfNSW.

TfNSW have provided comments on the proposed access arrangements that require significant changes to the design. Further assessment is required once required amendments are completed.

#### Stormwater

The impervious area calculated in the stormwater plans by Taylor Consulting appears to be underestimated. all built areas including roof gardens shall be assumed as impervious. The plans are to include a catchment plan indicating the impervious and pervious areas assumed in calculations and the areas draining to the OSD system. OSD shall be provided in accordance with Clause 9.3.1 of Council's 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.