Engineering Referral Response

Application Number:	DA2024/1742
Proposed Development:	Alterations and additions to a dwelling house including a secondary dwelling
Date:	17/01/2025
To:	Anaiis Sarkissian
Land to be developed (Address):	Lot 39 DP 204996 , 10 Kookaburra Close BAYVIEW NSW 2104

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

17/01/2025

Council's Development Engineer cannot support this proposal due to the stormwater design.

Stormwater

Council's Development Engineer cannot support this proposal due to the stormwater design as detailed below.

- Before Council can accept alternative stormwater disposal methods, downstream drainage easement refusal letters must be obtained from both the downstream neighbours (38 Jendi Avenue and 40 Jendi Avenue). A sample of the letter can be found in Appendix 2 of Council's 'Water Management for Development Policy'.
- If a downstream drainage easement cannot be obtained, then the geotechnical report shall comment on why the absorption trenches system is not suitable for the site before a level spreader design system can be considered.
- Should the absorption trenches be provided, the design should refer to Appendix 3 of Council's 'Water Management for Development Policy'.

- Should absorption trenches cannot be provided, according to Clause 5.5 of Council's 'Water Management for Development Policy', the post-development stormwater discharge rate should be restricted to no more than the state-of-nature pre-development stormwater discharge rate in a 20% AEP storm event, not a 1% AEP storm event for a level spreader design.
- A copy of the revised DRAINS model shall be submitted to Council for assessment.

Site Access and Parking

The proposed site access and parking gradients are generally satisfactory.

Geotechnical Investigation

A geotechnical report has been provided with completed forms 1 and 1(a).

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.