

Engineering Referral Response

Application Number:	DA2021/1877
Date:	10/11/2021
To:	Adam Mitchell
Land to be developed (Address):	Lot 21 DP 7392 , 17 Jamieson Parade 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

10/11/2021:

The development application is for the demolition of existing structures and construction of a new dwelling with swimming pool.

Access

The proposal requires removal of the existing driveway and kerb and replacement with an upgraded kerb and driveway.

Applicant to apply for new vehicular crossing application.

Stormwater

Site is on the low side of the road.

Stormwater Management plans prepared by ACOR Consultants, Project No.-CC210165, Drawing No.-C1 to C8, Dated 21/9/2021, Issue C proposes above ground OSD system with level spreader at rear of site.

But before Council consider these drawings applicant is advised as below:

a) The Stormwater drainage for the site shall demonstrate compliance with Council's Water Management for Development Policy, particularly Stormwater Drainage from Low Level Properties Technical Specification Section 5.5. As the subject site falls to the rear, an easement to drain water is to be created in favor of the site over the downstream properties. Evidence of owners consent by the

property owners (58 Hay Street) shall be submitted with the Development Application. The Application shall be supported by a long section of the inter-allotment drainage to the connection with Council's road drainage system.

b) Should this method of stormwater disposal not be possible, evidence shall be submitted with the Application.

For sample letter refer Appendix 2, Easement Letter 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.