

## Engineering Referral Response

<b>Application Number:</b>	DA2024/0044
<b>Proposed Development:</b>	Demolition works and construction of Seniors Housing with basement parking
<b>Date:</b>	11/03/2024
<b>To:</b>	Gareth David
<b>Land to be developed (Address):</b>	Lot 11 DP 12435 , 27 Kevin Avenue AVALON BEACH NSW 2107 Lot 10 DP 12435 , 25 Kevin Avenue AVALON 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

Development engineering has reviewed the submitted stormwater management and architectural plans. The comments are:

1. The OSD system is to be designed in accordance with Council's Water Management for Development Policy.
2. The proposed tank must be located in an area that provides 24 hour external access and must not be located under habitable floors as per pre-lodgment meeting advice.
3. Amend stormwater management plans to provide a plan of OSD basin with levels providing a minimum 1% grade in all directions.
4. Provide a catchment plan, showing all areas draining to OSD basin and any by-pass.
5. Provide a longitudinal section of all pipe(s) from the OSD basin to the discharge point showing calculated flows, velocities, pipe sizes, type and class, grades, and invert levels of all pipes, all utility services crossings and a hydraulic grade line (where required).

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.