

## Engineering Referral Response

<b>Application Number:</b>	DA2021/1918
<b>Date:</b>	22/11/2021
<b>To:</b>	Anne-Marie Young
<b>Land to be developed (Address):</b>	Lot 8 DP 11545 , 96 Avalon Parade 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

The site falls to the rear as such the stormwater management shall be in accordance with Clause 5.5 of Council's Water Management for Development Policy. All stages of the clause are to be addressed. Where the discharge is via a dispersion system the design is to be in accordance with Appendix 4. Total discharge including bypass flows and controlled flows through the level spreader must not exceed the 20% AEP state of nature storm event.

### Additional Information Received on 22/11/2021

The amended stormwater plan with the provision of OSD and discharge to a level spreader is satisfactory. However all stages of Clause 5.5 have not been addressed as previously requested.

As the site fall to the rear the first option is an easement to the rear in accordance with Clause 5.5. Where an easement is not viable a refusal of easement letter must be provided before other options can be considered. Additionally Council has received a submissions from the rear neighbor regarding stormwater issues. As such Development engineering cannot provide conditions until an easement refusal letter has been provided.

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.