

Engineering Referral Response

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| Application Number: | Mod2021/0986 |
| Date: | 24/01/2022 |
| To: | Claire Ryan |
| Land to be developed (Address): | Lot 1 DP 202857 , 7 Trentwood Park 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 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

The proposed modification appears to alter the previous location for the on-site stormwater detention (OSD) tank and the current proposal has not included a revised stormwater plan for the modifications.

The proposed revision to the driveway grade and garage level is acceptable. The submitted geotechnical report addresses the relevant DCP controls.

Development Engineers cannot support the proposal due to insufficient information to address stormwater management in accordance with clause B5 of the DCP.

Amended plans received 19/01/2021

The architectural plans have been amended to show the previously approved OSD tank which is acceptable.

Development Engineering support the proposal with no additional or modified conditions of consent recommended.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Engineering Conditions:

Nil.