

Engineering Referral Response

Application Number:	DA2022/0084
Date:	30/03/2022
To:	Claire Ryan
Land to be developed (Address):	Lot 114 DP 8394 , 73 Marine 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 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 proposal is for a new dwelling and vehicular access. The submitted stormwater plan is unsatisfactory. Only 25% of the rainwater volume provided in excess of the Basix requirements can be credited towards the OSD tank capacity. As the proposed rainwater tank volume is less than the Basix requirement of 64900l the OSD volume cannot be offset. The stormwater plan shall be amended to provide the OSD volume as calculated.

The proposed application cannot be supported by Development Engineering due to lack of information to address:

- *Stormwater drainage for the development in accordance with clause 9.3.1 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.