

## Engineering Referral Response

<b>Application Number:</b>	DA2025/0928
<b>Proposed Development:</b>	Demolition works, alterations and additions to a dwelling house including a first floor addition, detached garage, swimming pool and cabana
<b>Date:</b>	30/07/2025
<b>To:</b>	Olivia Ramage
<b>Land to be developed (Address):</b>	Lot Y DP 370617 , 15 Chisholm 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

The proposed development is on a site which cannot drain to the street and is thus classified as a Low Level Property. Stormwater management on the site needs to comply with Section 5.5 of the Water Management for Development Policy. The applicant is required to undertake the following sequential steps:

1. Attempt to obtain a stormwater drainage easement from one of the two adjoining downstream properties utilising Appendix 2 of the Water Management for Development Policy. If an easement is gained then on-site detention is required in accordance with Section 9.3.1 Onsite Stormwater Disposal Requirements Region 1 – Northern Catchments of the Policy.
2. If a drainage easement is rejected, the applicant is required to investigate the feasibility of an Absorption trench using Appendix 3 of the Policy. This will require a permeability test.
3. If an absorption trench is not feasible, an on-site detention system and level spreader is required in accordance with Appendix 4. The on-site detention system must be designed to attenuate the run-off from all roof areas of development (first storey addition, garage, cabana) back to the 20% AEP State of Nature Event (0% impervious) for all storm events up to the 1% AEP post development storm event. Refer to Appendix 4.
4. Provide a DRAINS model to Council for perusal with amended plans.

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.