

## Engineering Referral Response

|                                        |                                                                           |
|----------------------------------------|---------------------------------------------------------------------------|
| <b>Application Number:</b>             | DA2024/1194                                                               |
| <b>Proposed Development:</b>           | Demolition works and construction of a dwelling house including a carport |
| <b>Date:</b>                           | 21/11/2024                                                                |
| <b>To:</b>                             | Stephanie Gelder                                                          |
| <b>Land to be developed (Address):</b> | Lot 13 DP 14017 , 618 Barrenjoey Road 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

#### 21/11/2024:

Amended architectural plans with vehicle swept paths and amended stormwater plans with level information are provided.

Concept drainage plans prepared by Mesh Group Pty Ltd, drawing number STW00 to STW04, Issue A dated 10/06/2024 shows an onsite stormwater detention tank underneath carport , no details of orifice plate to control final discharge from this tank is provided, simultaneously an absorption trench (soak away trench) is also proposed, Consultant engineer to explain

- the purpose of this trench
- provide concurrence from geotechnical engineer on soil infiltration rate.
- any absorption system designed to cater granny flat behind needs to be designed as per Appendix 3 of council's Water Management for Development Policy.
- details of orifice plate to control flows from OSD tank

#### 10/10/2024:

Development Application is for demolition works and construction of a dwelling house including a carport.

### Access

Proposal is to retain existing driveway and construct a double carport at front. Applicant to provide swept paths showing both cars (B85) can maneuver independently.

Site adjoins classified Road under care and control of Transport for NSW. A letter by TfNSW is provided TfNSW Reference: SYD24-01641/01, Dated 1st October 2024.

#### **Stormwater**

- Proposal is for a new stormwater pit and pipe within State Road Corridor which will be connected to existing stormwater pit within Barrenjoey Road (along frontage of No. 614 Barrenjoey Road). This pit is an asset of TfNSW. A letter by TfNSW is provided. TfNSW Reference: SYD24-01641/01, Dated 1st October 2024. This letter demands submission of Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system that impact upon Barrenjoey Road are to be submitted to TfNSW for approval, prior to the commencement of any work. This will be conditioned accordingly.
- Stormwater plans by Mesh Group Pty Ltd, dated 10/06/2024 also shows internal stormwater setup (on-site detention system is proposed), these plans lacks level information. Consultant hydraulic engineer to provide amended plans with level information and OSD calculations.

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.