

## Engineering Referral Response

<b>Application Number:</b>	Mod2022/0699
<b>Proposed Development:</b>	Modification of Development Consent DA2020/1043 granted for subdivision of land, including alterations and additions to a dwelling house, new driveway and parking
<b>Date:</b>	19/01/2023
<b>To:</b>	Phil Lane
<b>Land to be developed (Address):</b>	Lot 1 DP 206629 , 45 Oxford Falls Road BEACON HILL NSW 2100

### 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 submitted plans detailing the provision of stormwater management for the site including OSD is acceptable.

Development Engineering support the proposal subject to the inclusion of the plans by Michal Korecky, drawing number 18080 Sheets SW-1 and SW-2 Issue 1 dated 18/11/2022 to be included in condition 2 of consent DA2020/1043. Also condition 1 (Deferred Commencement Conditions 'On-site Stormwater Detention Details' and condition 21 (Conditions to be satisfied prior to the Issue of the Subdivision Works Certificate 'Subdivision Works Certificate' are to be deleted from consent DA2020/1043.

The submitted drainage plan alters the subdivision plan approved in the consent, with the location of the proposed drainage easement no longer required on the eastern boundary of proposed lot 2 but required along the western boundary of proposed lot 2 and over the extent of the proposed detention tank. This plan is to be modified to reflect these changes and be amended in condition 2 of the consent.

Condition 12 of consent DA2020/1043 is to be amended as follows.

#### On-site Stormwater Detention and Inter-allotment Drainage Details

The Applicant is to provide a certification of drainage plans detailing the provision of the inter-allotment drainage line and the on-site stormwater detention in accordance with Northern Beaches Council's Water Management Policy, and generally in accordance with the concept drainage plans prepared by

Michal Korecky, drawing number 18080 Sheets SW-1 and SW-2 Issue A dated 18/11/2022. Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer, who has membership to Engineers Australia, National Engineers Register (NER) and registered in the General Area of Practice for civil engineering. Detailed drainage plans, including engineering certification, are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for the disposal of stormwater and stormwater management arising from the development.

The following condition is to be included under the heading Prior to the Issue of the Construction Certificate.

#### Stormwater Drainage Application

The Applicant is to provide a stormwater drainage application under Section 68 of the Local Government Act 1993 to Council for approval. The submission is to include Civil Engineering plans for the design of the stormwater connection from the site into the existing Council stormwater pit in Oxford Falls Road which are to be generally in accordance with the civil design approved with the Development Application and Council's specification for engineering works - AUS-SPEC #1. The form can be found on Council's website using the following link.

<https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/pdf-forms/stormwater-drainage-approval/4022-stormwater-drainage-approval.pdf>

The fee associated with the assessment and approval of the application is to be in accordance with Council's Fees and Charges.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for disposal and stormwater management arising from development.

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.