

Engineering Referral Response

Application Number:	Mod2023/0311
Proposed Development:	Modification of Development Consent DA2022/0342 granted for Demolition works and Construction of a dwelling house
Date:	15/06/2023
To:	Stephanie Gelder
Land to be developed (Address):	Lot 22 DP 31510 , 46 Roosevelt Avenue ALLAMBIE HEIGHTS NSW 2100

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

15/06/2023:

No objections are raised to the proposed modification.

1) Condition 7 of DA2022/0342 to be amended and read as ;

On-site Stormwater Detention Details

The Applicant is to provide a certification of drainage plans detailing the provision of on-site stormwater detention in accordance with Northern Beaches Council's WATER MANAGEMENT for DEVELOPMENT POLICY and generally in accordance with the concept drainage plans prepared by CATES Consulting Engineers, Dated 29/5/2/2023, Drawing No.-23032C1.00,C2.00, C3.00, C4.00 Issue A . Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer, who has membership to the Institution of Engineers Australia, National Professional Engineers Register (NPER) and registered in the General Area of Practice for civil engineering.

The drainage plans must address the following:

- i. OSD to be provided in accordance with Clause 9.0 of Council's Water Management for Development Policy
- ii. Orifice plate to be sized as per Council's Water Management for Development Policy and to not to exceed PSD by 28.6l/s including any bypass flows.
- iii. 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

2) **Delete Condition 6:** Stormwater Drainage Disposal

3) **Delete Condition 22:** Stormwater Drainage Disposal Certification

Rest of the existing Development Engineering conditions for DA2022/0342 are considered to still be relevant and adequate.

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.