

Engineering Referral Response

Application Number:	Mod2021/0475
Date:	21/07/2021
To:	Phil Lane
Land to be developed (Address):	Lot 132 DP 12315 , 7 Waimea Street NORTH BALGOWLAH NSW 2093

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

14/07/2021:

Modification is to remove condition 25, refer below;

25. Positive Covenant and Restriction as to User for On-site Stormwater Disposal Structures

Hydraulic Engineer to explain the following:

- 1) The provided work-as -executed stormwater plan by Bee & Lethbridge Consulting Surveyors Pty Ltd is not marked up. Details to be provided to show what stormwater system has been built at site?
- 2) As the permitted stormwater discharge to street gutter is 20 litres/sec and the rainwater tank provided seems to be of low capacity for roof area. hence rate of discharge to the street kerb is to be checked and should not exceed permissible limits.
- 3) Indicate clearly the point of discharge from surface drainage pits and grated drain for driveway.
- 4) Natural discharge from the trench provided at rear of site is blocked by the concrete block wall.
- 5) Stormwater and rainwater tanks to comply with BASIX requirements.
- 6) Although applicant wishes to discharge to gutter but still requires an OSD as site area is greater than 450sqm and the built up area is also approximately 60%.

21/07/2021:

Updated Work-as-executed hydraulic plans are provided (Internal ref No. TRIM2021/518180) which shows that

- 1) No OSD is provided
- 2) The Charged discharge rate to street gutter is 9l/sec.

3) Surface drainage pits and grated drain for driveway is connected to level spreader at rear of site.

Based on Applicants discussions with Council's Senior Development Engineer, Paul David (Internal Ref TRIM 2021/521431) and Hydraulic Engineers Certificate (internal Ref TRIM 2021/493008) there is no need for the On-site Detention System tank at site.

Hence, there are no objections to remove Condition 25 of DA2019/1043.

25. Positive Covenant and Restriction as to User for On-site Stormwater Disposal Structures

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.