

Engineering Referral Response

Application Number:	DA2024/1822
Proposed Development:	Alterations and additions to seniors housing
Date:	14/02/2025
To:	Thomas Burns
Land to be developed (Address):	<p>Lot 1 DP 774980 , 1 / 0 Veterans Parade NARRABEEN NSW 2101</p> <p>Lot 1 DP 803645 , 1 / 0 Veterans Parade NARRABEEN NSW 2101</p> <p>Lot 2026 DP 752038 , 1 / 0 Veterans Parade NARRABEEN NSW 2101</p> <p>Lot 2611 DP 752038 , 1 / 0 Veterans Parade NARRABEEN NSW 2101</p> <p>Lot 2641 DP 752038 , 1 / 0 Veterans Parade NARRABEEN NSW 2101</p> <p>Lot 573 DP 752038 , 1 / 0 Veterans Parade NARRABEEN NSW 2101</p>

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

14/02/2025:

Development Application is for alterations and additions. The works are totally within the site and as per the supplied stormwater plans there is no increase in hard surface.

Development Engineering have no objections to approval subject to conditions as recommended.

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:**CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION
CERTIFICATE****Stormwater Disposal**

The applicant is to demonstrate how stormwater from the new development within this consent is disposed of to an existing approved system or in accordance with Northern Beaches Council's Water Management for Development Policy and generally in accordance with the concept drainage plans prepared by TTW (NSW) Pty Ltd, Project No 241807, Sheet No 00001, 00003, 01101, 02001, 02101, 04001, 04101, 07501, 07502 (Rev A, Dated 16.12.2024) and Sheet No 00404, 07101 (Rev B, Dated 19.12.2024). Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer, who has membership to Engineers Australia, National Engineers Register (NER) or Professionals Australia (RPENG) and registered in the General Area of Practice for civil engineering demonstrating that the existing approved stormwater system can accommodate the additional flows, or compliance with Council's policy are to be submitted to the Certifier for approval prior to the issue of the Construction Certificate.

Details demonstrating compliance are to be submitted to the Certifier for approval prior to the issue of the Construction Certificate.

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

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**Road Reserve**

The applicant shall ensure the public footways and roadways adjacent to the site are maintained in a safe condition at all times during the course of the work.

Reason: Public safety.

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE
OCCUPATION CERTIFICATE****Stormwater Disposal**

The stormwater drainage works shall be certified as compliant with all relevant Australian Standards and Codes by a suitably qualified person. Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

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