

Engineering Referral Response

Application Number:	Mod2024/0550
Proposed Development:	Modification of Development Consent DA2018/1654 granted for Demolition works and Construction of a new aged care facility including underground parking
Date:	18/02/2025
To:	Kye Miles
Land to be developed (Address):	Lot 3 DP 805710 , 181 Forest Way BELROSE NSW 2085

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

The Statement of Modification and associated documents, including the Stormwater Management plans have been reviewed. The proposed development is on a Low Level Property that cannot drain to the street. It is noted that the original approved plans by Acor Consultants dated 10.09.18 proposed a 240 cubic metre OSD system with a 250 mm orifice. The amended plans by Entec Consultants propose a reduced volume of 125 cubic metres. The design criteria on drawing C512 is not compliant with Council's Water Management for Development Policy. Amended on-site detention design is required in accordance with Section 5.5 and Appendix 3 of the policy.

Engineering Comments 18.02.25

Amended stormwater management plans have been provided. Development engineering raises no further objections to the proposed modification, subject to the removal of condition 16 of consent (On-site Stormwater Detention), the retention of all other engineering conditions of consent and the addition of the following condition:

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**

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 Entec Consultants, project number 230074-01, dated 06.02.25. 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.

Detailed drainage plans, including engineering certification, are to be submitted to the Certifier for approval prior to the issue of the Construction Certificate.