

Engineering Referral Response

Application Number:	Mod2019/0251
To:	Phil Lane
Land to be developed (Address):	Lot 1 DP 774980 , 1 / 0 Veterans Parade NARRABEEN NSW 2101

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

Note to Planner:

It is noted that the bin storage and drying yard proposed at the northern end of James Wheeler Street will partially obstruct the accessway. Please consider this in your assessment and refer to comments from Traffic Engineering.

No objections are raised to the proposed modification. Please add recommended condition relating to OSD to the development consent.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Engineering Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

On-site Stormwater Detention

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 Warringah Water Management Policy PL850, and generally in accordance with the concept drainage plans prepared by Warren Smith & Partners Pty Ltd. 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.

The drainage plans must address the following:

- i.
The total runoff from the development shall be restricted to the "state of nature" (0% impervious) condition for all storm durations for the 5-year, 20-year and 100-year ARI storm event.
- ii. A minimum of 80% of the total hardstand area from the development shall be directed through the OSD system.
- iii.
Surface flow paths shall be capable of carrying stormwater up to and including the 100-year ARI storm event to account for 100% blockage to the piped system.

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 disposal and stormwater management arising from development.