

Engineering Referral Response

Application Number:	DA2021/0545
Date:	19/07/2022
To:	Alex Keller
Land to be developed (Address):	Lot 806 DP 752038 , 8 Lady Penrhyn Drive BEACON HILL 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

A review of the submitted drainage report and plans indicates that there is insufficient information to assess the application to ensure the design complies with Council's Water Management Policy. The proposal relies on connection of stormwater from the new buildings and road system into the existing drainage system on the site. No calculations or drainage model has been provided with the submission to determine if the system will meet the requirements of the policy. The catchment plan submitted does not include all the impervious areas for the site and a summary table detailing the area bypassing the OSD tank etc. to assess if the existing system will function as designed. It is considered further details of the existing system including the as constructed OSD tank, pipe system and impervious areas must be provided with the application.

The proposal relocates the originally approved driveway crossing on Lady Penrhyn Drive to the current as constructed location. This issue has not been addressed by Council's Traffic Engineer. It is considered that the current line marking will need to be adjusted adjacent to the crossing to permit vehicles to turn safely into the site. This issue is to be addressed by Council's Traffic Engineers.

Development Engineers cannot support the application due to insufficient information to address clause C4 of Warringah DCP.

Additional Information submitted 18/07/2022

The submitted Drains model satisfies the previous issues raised with respect to the drainage of the site. The driveway issue is to be resolved by Council's Traffic Engineer.

Development Engineering support the proposal, 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 submit Stormwater Engineering Plans for the new development within this development consent, prepared by an appropriately qualified and practicing Civil Engineer, indicating all details relevant to the collection and disposal of stormwater from the site, buildings, paved areas and where appropriate adjacent catchments. Stormwater shall be conveyed from the development to the existing on-site stormwater detention (OSD) system constructed on the site.

Details demonstrating compliance 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 the development.

Structural Adequacy and Excavation Work

Excavation work is to ensure the stability of the soil material of adjoining properties, the protection of adjoining buildings, services, structures and / or public infrastructure from damage using underpinning, shoring, retaining walls and support where required. All retaining walls are to be structurally adequate for the intended purpose, designed and certified by a Structural Engineer.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate.

Reason: To provide public and private safety.

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 Civil Engineer.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the Occupation Certificate.

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