

Engineering Referral Response

Application Number:	Mod2020/0655
Date:	02/03/2021
To:	Kye Miles
Land to be developed (Address):	Lot 2 DP 589654 , 197 Sydney Road FAIRLIGHT NSW 2094 Lot 87 DP 1729 , 195 Sydney Road FAIRLIGHT NSW 2094

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

2nd Engineering referral

A new set of the stormwater has been submitted.

The applicant proposed a stormwater pit within HWT + CW room.

It should be relocated.

The condition 8 of the original consent shall be amended in below:

1st Development Engineering referral

The applicant proposed a new access path and new landscape on the western side of the property.

The proposed path and landscape area is located to the approved osd tank location.

And the proposed finished level of the OSD is RL47.75 which is 600 mm higher the new path at the western side in this modification.

Furthermore, the applicant proposed to lower the basement with 200mm.

At least one cross section of the driveway must be provided to demonstrate the accessibility of the basement.

As such, Development Engineer cannot support the application due to the insufficient details of the design and plan.

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 MANLY SPECIFICATION FOR ON-SITE STORMWATER MANAGEMENT 2003 and generally in accordance with the concept drainage plans prepared by Integrated Group Service, project Number EN-N18_89, drawing number SW101- SW400, dated 10/9/2018. Detailed drainage plans are to be prepared by a qualified experienced practicing Civil Engineer in the related field.

The drainage plans must address the following:

- 1) The OSD system is to operate under the inlet control
- 2) the supporting calculation for determining the PSD must be provided
- 3) no stormwater pit shall be installed within HWT + CW room.

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 the disposal of stormwater and stormwater management arising from the development.