

## Engineering Referral Response

Application Number:	Mod2022/0040
Date:	14/02/2022
To:	Megan Surtees
Land to be developed (Address):	Lot 3 DP 224801 , 54 Yarrabin Street 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

Applicant seeks to delete deferred commencement condition 1 of DA2021/0375 for procurement of down stream drainage easement rights. Applicant has not been able to obtain an easement and has provided owner's statutory declaration in this regards. Applicant has also revised the stormwater management plan which is acceptable. The deferred commencement condition 1 and condition 9 can be approved to be deleted. No Development Engineering objection subject to replace of condition 9 given below.

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 Raffletos Zanuttini Consulting Engineers, drawing number 95572M sheet 1 and 2 , dated 23/11/21 Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer, who has membership

to the Institution of Engineers Australia, National Professional Engineers Register (NPER) and registered in the General Area of Practice for civil engineering.

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.