

## Engineering Referral Response

<b>Application Number:</b>	DA2024/0663
<b>Proposed Development:</b>	Demolition works and landscaping on Lot 1
<b>Date:</b>	26/06/2024
<b>To:</b>	Stephanie Gelder
<b>Land to be developed (Address):</b>	Lot 1 DP 270922 , Knight Street WARRIEWOOD NSW 2102

### Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m<sup>2</sup> 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 proposed demolition and reconstruction of the existing stairs and landscaping works including the additional drainage works is supported subject to conditions.

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:

## FEES / CHARGES / CONTRIBUTIONS

### Construction, Excavation and Associated Works Security Bond(s)

#### Security Bond

As security against damage to Council's roads fronting the site caused by the transport and disposal of materials and equipment to and from the site a bond of \$[INSERT].

Details confirming payment of the bond(s) are to be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: Protection of Council's infrastructure.

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

### **Stormwater Disposal**

The applicant is to demonstrate how stormwater from the new development within this consent is disposed of to an existing approved system or in accordance with Northern Beaches Council's Water Management for Development Policy. Stormwater shall be conveyed from the site to Council's stormwater system to Council stormwater inlet pit in Orchard Street. Details by an appropriately qualified and practicing Civil or Hydraulic Engineer and compliance with Council's policy are to be submitted to the Certifier for approval prior to the issue of the Construction Certificate.

The stormwater outlet pipe within Council's road reserve is to be a minimum size of 150mm sewer grade PVC.

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

## **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 qualified person. Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

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