

Engineering Referral Response

Application Number:	Mod2021/0937
Date:	23/12/2021
To:	Nick England
Land to be developed (Address):	Lot 70 DP 11067 , 32 The Strand WHALE BEACH NSW 2107

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

The proposed modification to amend the method of stormwater disposal is supported. A review of the documents indicates that there is a Council drainage easement along the common boundary within the adjoining property and as such no private easement is required for the proposed connection of drainage from the site. A review of the documents provided for the drainage approval of the adjoining property indicates that a connection stub was proposed for the connection of site drainage from this site.

Development Engineering support the proposal subject to the following.

Amendment of condition 1 a) Engineering Plans of consent DA2019/0013 by removing all drawings listed and replacing with DR-300 Rev 0 dated 04/08/2021 and DR-301 Rev 0 dated 04/08/2021.

Amendment of condition 7 of consent DA2019/0913 as follows:

Stormwater Disposal

The applicant is to submit 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 site to the existing Council stormwater pit located within the 2.5 metre wide drainage easement in the adjoining property at 237 Whale Beach Road. The connection is to be directly to the junction pit generally in accordance with the design by Stellen Consulting Engineers, drawing number DR-300 and DR-301 Revision 0 dated 04/08/2021.

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

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:

Nil.