

## Engineering Referral Response

<b>Application Number:</b>	Mod2023/0716
<b>Proposed Development:</b>	Modification of Development Consent DA2019/0081 granted for Demolition Works and construction of residential accommodation
<b>Date:</b>	02/04/2024
<b>To:</b>	Jordan Davies
<b>Land to be developed (Address):</b>	Lot 1 DP 115705 , 12 Boyle Street BALGOWLAH NSW 2093 Lot D DP 335027 , 307 Sydney Road BALGOWLAH NSW 2093

### 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

**02/04/2024:**

The proposed modification to the approved stormwater design is supported. The proposed changes to the internal driveway profile is also supported.

Development Engineering support the proposal subject to the modification of the following conditions of consent LEC No: 2020/53946.

#### **1) Condition 1 is to delete the reference to Drawings Prepared by Woolacotts Engineers:**

Stormwater Management Plan – Ground Floor Job 18-11 Drwg. SW1 Amendment E dated 25/08/2021

Stormwater Management Plan – Lower Ground Floor Job 18-11 Drwg. SW2 Amendment D dated 25/08/2021

Erosion and Sediment Control Plan and details Job 18-11 Drwg. SW3 Amendment D dated 25/08/2021

**and replace with:**

Drawings Prepared by Adams Consulting Engineers:

Civil Notes and Details Sheet1, drawing 220197-C001 Revision A dated 28/06/22

Civil Details Sheet 2, drawing 220197 - C002 Revision A dated 28/08/22

Lower Ground Stormwater Management Plan, drawing 220197 - C0005, dated 28/06/22

Upper Ground Stormwater Management Plan - Sheet 1, drawing 220197 - C0006, dated 28/06/22

Upper Ground Stormwater Management Plan - Sheet 2, drawing 220197 - C0007, dated 28/06/22

**2) Condition 10 is to be modified as follows:**

**On-site Stormwater Detention Compliance**

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 the concept drawings by Adams Consulting Engineers, drawing number 220197 - C001, C002, C005, C006 and C007 Revision A dated 28/06/22.

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

Reason: To ensure engineering works are constructed in accordance with relevant standards and Council's specification.

**3) Condition 12 is to be modified as follows:**

**12. Vehicle Driveway Gradients**

Driveway gradients within the private property are not to exceed a gradient of 1 in 4 (25%) with a transition gradient of 1 in 8 (12.5%) for 2.0 metres prior to a parking facility with a maximum gradient of 1 in 20 (5%). Access levels across the road reserve are to comply with the allocated vehicle profile detailed in Council's Minor Works Policy.

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

Reason: To ensure suitable vehicular access to private property.

**For Planner:**

I have added these two drawings (refer below) in my assessment as they were provided in previous MOD2023/0001 and they complete the stormwater drainage set of plans, please request the same.

- Civil Notes and Details Sheet1, drawing 220197-C001 Revision A dated 28/06/22
- Civil Details Sheet 2, drawing 220197 - C002 Revision A dated 28/08/22

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.