

Engineering Referral Response

Application Number:	Mod2020/0663
Date:	17/12/2020
To:	Ashley Warnest
Land to be developed (Address):	Lot 1 DP 1237847 , 128 Elanora Road ELANORA HEIGHTS NSW 2101

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 the garage and deletion of the passing bay is acceptable. A review of the stormwater drainage design indicates that the proposed on-site stormwater detention (OSD) tank is slightly under sized and the discharge rate is too high. A condition to rectify this has been included below.

No objection to approval subject to the modification of condition 9 of DA2020/0259 as follows:-

9. On-site Stormwater Detention

Details

The Applicant is to provide drainage plans detailing the provision of on-site stormwater detention in accordance with Northern Beaches Council's Water Management Policy and generally in accordance with the concept drainage plans prepared by Nader Zaki, drawing number E200021 D1, D2, D3, D4, D5 and D6 Revision D dated 30.11.2020.

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 (NER) and registered in the General Area of Practice for Civil Engineering.

The drainage plans must address the following.

- i. The proposed volume of the detention tank is to be 10.5 cubic metres.
- ii. The orifice plate is to be 100mm diameter.

Detailed drainage plans, including Engineering certification, are to be submitted to the Certifying Authority

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