

Engineering Referral Response

Application Number:	Mod2021/0572
Date:	05/08/2021
To:	Catriona Shirley
Land to be developed (Address):	Lot 74 DP 7310 , 48 Johnson Street FRESHWATER NSW 2096

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 condition 6 of DA2020/1723 is supported. The condition is to be amended as follows.

Stormwater Disposal from Low Level Property

The Applicant is to provide a certification of drainage plans detailing the provision of dispersion trench in accordance with Northern Beaches Council's Water Management for Development Policy clause 5.5.1.1.3 and generally in accordance with the concept drainage plans prepared by ITM Design Pty Ltd, Job Number 20/89, Drawing Number H-DA-00, Issue A, dated 27-11- 2020. Detailed drainage plans are to be prepared by a suitably qualified Hydraulic Engineer.

The drainage plans must address the following:

- i) Applicant must install a rainwater tank of at least 3000lt capacity (BASIX).
- ii) The dispersion trench in backyard is to discharge the remaining surface water, while the roof discharge is to be discharged to Johnson Street via the rainwater tank.
- iii) Dispersion system has to be constructed level with contours for flows to evenly dispersed.
- iv) Dispersion system shall be 3m away from site boundaries and pool structure.

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.

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.