

Engineering Referral Response

Application Number:	Mod2013/0232
To:	Alex Keller
Land to be developed (Address):	Lot 1 DP 235748 136 Anzac Avenue COLLAROY PLATEAU NSW 2097

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

Conditions 8 and 9 of the Development Consent are non-engineering related conditions. In this regards, the proposed deletion of the above conditions are to be reviewed by the appropriate assessment officer.

No objection to approval, subject to conditions as recommended below:

1. Deletion of condition 11 of the Development Consent.
2. Insertion of the following condition:

On-site Stormwater Detention Compliance Certification

Drainage plans detailing the provision of On-site Stormwater Detention in accordance with Warringah Council's "On-site Stormwater Detention Technical Specification" and the concept drawing by Glenn Haig & Associates, drawing numbers 101726 H-000D, 101726 H-001C, 101726 H-101D, 101726 H-102D, 101726 H-103D, 101726 H-401D, dated 19 September 2013. Drainage Plans are to be amended to comply with the following requirements:

- a) Access openings into the OSD tanks are to be minimum 600mm x 900mm internal dimensions
- b) All inlet pipes to the OSD tanks are to be diverted around the OSD tanks and to discharge directly

into the High Early Discharge chambers

Details demonstrating compliance are to be submitted to the Certifying Authority 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.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Engineering Conditions:

Nil.