

Engineering Referral Response

Application Number:	DA2021/1149
Date:	08/11/2021
To:	Phil Lane
Land to be developed (Address):	Lot 8 DP 33000 , 77 Veterans Parade 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

2nd Engineering referral

The amended plan has been sent to Council on 20/10/2020.

The applicant proposed a single parking space, which is approximately 3 m wide and 5.58 m long, by removing an existing wall in front of the building.

Development Engineering has no objection to the application subject to the following conditions of consent.

1st Engineering referral

The applicant removed the original garage in the building.

However, the proposed parking area (paved area), is located in the front of the build, is insufficient. The area is approximately 4.2 m wide and 4.7 m long which does not comply with Council's specification and Australian Standard.

If any vehicle parks on the area, the pedestrian traffic on the footpath will be affected on Veterans Parade.

As such, Development Engineering cannot support the application due to the clause C2 and C3 of Council's Warringah DCP 2011.

Please also be advised that any vehicle shall not be parked on Council's road reserve/ verge.

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:

**CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION
CERTIFICATE**

Stormwater Disposal

The applicant is to demonstrate how stormwater from the new development within this consent is disposed of to an existing approved system or in accordance with Northern Beaches Council's WATER MANAGEMENT FOR DEVELOPMENT POLICY. Details by an appropriately qualified and practicing Civil Engineer demonstrating that the existing approved stormwater system can accommodate the additional flows, or compliance with the Council's specification 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 development.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Road Reserve

The applicant shall ensure the public footways and roadways adjacent to the site are maintained in a safe condition at all times during the course of the work.

Reason: Public safety.

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE
OCCUPATION CERTIFICATE**

Stormwater Disposal

The stormwater drainage works shall be certified as compliant with all relevant Australian Standards and Codes by a suitably qualified person. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

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