

Engineering Referral Response

Application Number:	Mod2023/0124
Proposed Development:	Modification of Development Consent DA2020/0717 for demolition works and the construction of a hardware, building supplies and garden centre (Bunnings Warehouse), signage, and boundary adjustment
Date:	24/04/2023
To:	Thomas Prosser
Land to be developed (Address):	Lot 1 DP 1270384 , 357 - 373 Warringah Road FRENCHS FOREST NSW 2086

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 modification seeks to remove condition 26 in relation to the tanking of the basement.

The applicant has provided a letter of support from a suitably qualified consultant demonstrating that the water table will not be interrupted and surface drainage will be dealt with via subsurface drainage lines behind the basement walls.

Condition 26 of DA2020/0717 can be deleted

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

Groundwater

The recommendations relating to basement subsurface drainage contained within the Stantec letter ref: 304100809-002.1:GA dated 9 December 2022 are to be incorporated into the design.

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

Reason: To prevent ingress of sub-surface flows into the basement area