

## Engineering Referral Response

<b>Application Number:</b>	DA2019/1462
<b>Date:</b>	04/03/2020
<b>To:</b>	Kelsey Wilkes
<b>Land to be developed (Address):</b>	Lot 14 DP 11277 , 3 Henry Street DEE WHY NSW 2099

### Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m<sup>2</sup> 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

#### **Stormwater Drainage:**

The proposed Stormwater Concept Plan is unsatisfactory. Stormwater drainage for the site shall be in accordance with Council's Warringah Stormwater Drainage from Low Level Properties Technical Specification Section 2.1. In particular, the following matters are raised with regard to this Specification:

1. The applicant will need to follow the Steps in this Specification and demonstrate that Step 1 is not available for stormwater disposal. If the property owner is unable to obtain an easement through adjoining downstream property, evidence of a refusal letter from the downstream property owner or a Statutory Declaration by the property owner shall be submitted in accordance with this Clause.
2. Attachment 2, it has not been demonstrated that the proposed on-site absorption system complies with the design guidelines. A Geotechnical report addressing the requirements of Attachment 2 On-site Absorption Design Guidelines shall be submitted.

The proposed application cannot be supported by Development Engineering due to lack of information to address

1. Stormwater drainage for the development in accordance with clause C4 Stormwater.

Dated 04/03/2020

The stormwater management proposal is acceptable. No Development Engineering objection subject to conditions.

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**

**On-site Stormwater Absorbtion Details**

The Applicant is to provide a certification of drainage plans detailing the provision of on-site stormwater detention in accordance with Northern Beaches Council's WARRINGAH WATER MANAGEMENT POLICY PL850, and generally in accordance with the concept drainage plans prepared by Rise Consulting Engineering, drawing number 19086, dated 28/02/2020. 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 (NPER) and registered in the General Area of Practice for civil engineering.

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.

**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**

**Certification of Water Management Report**

The Applicant shall submit a certificate from a suitably qualified practising Civil Engineer with corporate membership of the Institute of Engineers Australia (M.I.E.), or equivalent and has appropriate experience and competence in the related field, that the drainage/stormwater management system has been installed to the manufacturer's specification (where applicable) and completed in accordance with the engineering plans and specifications required within this development consent is to be submitted to the Principal Certifying Authority prior to the issue of the final Occupation Certificate.

Reason: To ensure Stormwater Management has been built in accordance with the plans and specifications required under this consent.