

Engineering Referral Response

Application Number:	DA2021/2656
Date:	27/05/2022
To:	Dean Pattalis
Land to be developed (Address):	<p>Lot 2 DP 527582 , 12 Lagoon Street NARRABEEN NSW 2101</p> <p>Lot 4 DP 656541 , 12 Lagoon Street NARRABEEN NSW 2101</p> <p>Lot A DP 371672 , 12 Lagoon Street NARRABEEN NSW 2101</p> <p>Lot 1 DP 1078838 , 12 Lagoon Street NARRABEEN NSW 2101</p>

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 proposal is for the extension of the existing building and the regrading and reconfiguration of the existing carpark.

Council's systems indicate that there is a stormwater pipe extending from Wellington St to the carpark within the site in close proximity to the proposed works. As the ownership of the pipe is unclear Council's stormwater engineer has requested the following additional information:

- Clarification of the ownership of the pipe via the plan showing the drainage system for the site to indicate if only private drainage is connected to the pipe.
- Additional details as to the beneficiaries of the drainage easement R1 shown in the survey plan by Realserve dated 23/2/2021.

Please note that concurrence from Council's Stormwater Engineering section will be required.

Note to planner: The proposal includes the regrading of the carpark. Please request the Flood team to assess the impact on flood storage due to the change in levels.

Additional Information Provided on 23/5/2022

Information has been provided to demonstrate that the stormwater pipe within the site is part of the private stormwater system. No objections to approval subject to conditions as recommended.

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 final Occupation Certificate.

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