

Engineering Referral Response

Application Number:	DA2019/0572
To:	Adam Urbancic
Land to be developed (Address):	Lot 8 DP 8270 , 17 Carew 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 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

Stormwater:

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. In particular, the following matters are raised with regard to this Specification:

- The provision of on-site absorption system shall be in accordance with Section 2.1 Step 2 and Attachment 2 of the Specification.
- The on-site absorption system shall be designed by a suitable experienced and qualified civil engineer and submitted in accordance with this Clause.
- 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:

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

Additional Information received on 17/12/2019.

Geotechnical report and the stormwater concept plan have been received on 17/12/2019. It has been advised that the site is suitable for infiltration.

No objections are raised to the proposed development, 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**

Stormwater Disposal from Low Level Property

The Applicant is to demonstrate stormwater from the new development within this consent shall be disposed of to an existing approved system or to a absorption trench in accordance with Northern Beaches Council's Warringah Water Management Policy PL 850 in particular the Stormwater Drainage from Low Level Properties Technical Specification. Details demonstrating that the existing approved system can accommodate the additional flows or compliance with the Northern Beaches Council's Warringah Water Management Policy PL 850 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 public footways and roadways adjacent to the site shall be 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.