

Engineering Referral Response

Application Number:	DA2023/0509
Proposed Development:	Alterations and additions to a dwelling house including a secondary dwelling, swimming pool and spa
Date:	21/08/2023
To:	Michael French
Land to be developed (Address):	Lot 2 DP 1009503 , 16 Gertrude Avenue NEWPORT NSW 2106

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 submission has not addressed the on-site detention requirements for the proposed development. Amended plans need to show the provision of on-site detention in accordance with Section 9.3.1 of the Northern Beaches Council *Water Management for Development Policy Version 2 26 February 2021*.

Comments dated 09.06.23.

I have reviewed the Stormwater Plans by Taylor Consulting dated 17.02.2023.

My comments are as follows:

- The plans appear to show new impervious areas as proposed for STAGE 2 draining downstream of the STAGE 1 on site detention tanks, hence they are not attenuating flows.
- The supplied DRAINS model is missing data or has unrealistic levels and cannot be run.

The following is required in order to progress further with the application, with a view to providing engineering conditions of consent.

1. The submission needs to provide documentation/ plans to show how flows from the site since the Stage 1/ CDC development have been attenuated to pre-development levels. A minimum of 80% of impervious areas need to drain to the proposed on site detention system.
2. Provide a pre and post DRAINS model using an Initial - Continuing loss model and ARR Data Hub and BOM data. The system is to be assessed for the 20%, 5% and 1% AEP events.

3. The design should include the existing drainage easement pipe up to the property boundary.

Engineering Comments dated 21.08.23.

I have reviewed the submitted drainage certification and stormwater plans dated 4th of July 2023. The plans were amended to show an overland flow connection of concentrated flows into the easement. Previous plans showed a piped connection. The overland flow proposal is not supported. All concentrated flows need to be conveyed through an OSD system and piped to the stormwater easement.

The proposal is therefore unsupported.

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 Drainage Application

The applicant is to provide a stormwater drainage application under Section 68 of the Local Government Act 1993 to Council for approval. The submission is to include four (4) copies of Civil Engineering plans for the design of the **[INSERT]** which are to be generally in accordance with the civil design approved with the Development Application and Council's specification for engineering works - AUS-SPEC #1. The form can be found on Council's website at www.northernbeaches.nsw.gov.au > Council Forms > Stormwater Drainage Application Form.

The fee associated with the assessment and approval of the application is to be in accordance with Council's Fees and Charges. Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for disposal and maintenance stormwater management and compliance with the BASIX requirements, arising from the development.