

## Engineering Referral Response

Application Number:	DA2023/0576
Proposed Development:	Alterations and additions to a dwelling house
Date:	25/05/2023
To:	Jordan Howard
Land to be developed (Address):	Lot 1 DP 560135 , 5 Kirra Road ALLAMBIE HEIGHTS NSW 2100

### 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 site cannot drain to the rear. On site detention is not required for alterations in Region 2. It is proposed to discharge additional impervious areas using existing pipe infrastructure to a Council stormwater pipe traversing the site. Works on Councils infrastructure is not proposed and is not supported. A Geotechnical report has been provided. No works on the vehicle crossing or on Councils road is proposed.

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 in accordance with Northern Beaches Council's Water Management for Development Policy. Stormwater shall be **connected to an existing pipe system within the site as per the Stormwater Management Plan by Taylor Consulting dated 21.03.2023. No new connections to the 375mm Council pipe or works within the drainage easement are permitted. No**

stormwater from impervious areas of development is to be discharged downstream as overland flow. Details by an appropriately qualified and practicing Civil or Hydraulic Engineer demonstrating that the existing approved stormwater system can accommodate the additional flows, or compliance with Council's policy are to be submitted to the Certifier for approval prior to the issue of the Construction Certificate.

The applicant is to submit Stormwater Engineering Plans for the new development within this development consent in accordance with AS/NZS 3500 and Council's Water Management for Development Policy, prepared by an appropriately qualified and practicing Civil or Hydraulic Engineer who has membership to Engineers Australia, National Engineers Register (NER) or Professionals Australia (RPENG) , indicating all details relevant to the collection and disposal of stormwater from the site, buildings, paved areas and where appropriate adjacent catchments.

Details demonstrating compliance are to be submitted to the Certifier for approval prior to the issue of the Construction Certificate.

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

#### **Geotechnical Report Recommendations have been Incorporated into Designs and Structural Plans**

The recommendations of the Geotechnical Report prepared by **Ascent Geo Geotechnical Consulting** dated **08.02.2023** are to be incorporated into the construction plans. Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the Construction Certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.

### **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 Certifier prior to the issue of an Occupation Certificate.

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