

Engineering Referral Response

Application Number:	DA2021/2033
Date:	28/02/2022
To:	Daniel Milliken
Land to be developed (Address):	Lot 2519 DP 752038 , 18 Bambara Road FRENCHS FOREST NSW 2086

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

2nd Development Engineering referral response

Development Engineering has no objection to the application subject to the following conditions of consent.

1st Development Engineering referral response

The applicant proposed a secondary dwelling at the rear of the property.

And an absorption trench has been designed to discharge the stormwater from the roof of the second dwelling.

However, Council has a listed approach to manage stormwater discharge.

The approach can be found in the section 5 of Council's Water Management For Development Policy.

An easement is preferred to discharge the on site stormwater.

If an easement cannot be obtained, a written evidence must be provided prior to concerning alternatively stormwater discharge method.

And Development Engineering also cannot assessed the submitted stormwater plan when the soil infiltration rate has not been provided.

If the applicant wants to design an absorption system, a geotechnical engineer shall be engaged to determine the soil infiltration rate within the property.

The submission requirement of the absorption system can be found in the above policy.

In this regard, Development Engineering cannot support the application due to the clause C4 of Council's Warringah DCP 2011.

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:

On-site Stormwater Disposal Details

The Applicant is to provide a certification of drainage plans detailing the provision of on-site stormwater disposal in accordance with Northern Beaches Council's WATER MANAGEMENT FOR DEVELOPMENT POLICY, and generally in accordance with the concept drainage plans prepared by Modular Engineers Pty Ltd, drawing number ME-2021-S062 and dated 27/01/2022. Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer.

The drainage plans must address the following:

- i. the existing stormwater system of the existing building shall be retained; and
- ii. at least 7.77 cubic metres absorption volume must be provided

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 THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Public Liability Insurance - Works on Public Land

Any person or contractor undertaking works on public land must take out Public Risk Insurance with a minimum cover of \$20 million in relation to the occupation of, and approved works within Council's road reserve or public land, as approved in this consent. The Policy is to note, and provide protection for Northern Beaches Council, as an interested party and a copy of the Policy must be submitted to Council prior to commencement of the works. The Policy must be valid for the entire period that the works are being undertaken on public land.

Reason: To ensure the community is protected from the cost of any claim for damages arising from works on public land.

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.