

Engineering Referral Response

Application Number:	DA2023/1617
Proposed Development:	Alterations and additions to a dwelling house including secondary dwelling
Date:	18/06/2024
To:	Nick Keeler
Land to be developed (Address):	Lot 421 DP 1004511 , 32 A Nareen Parade NORTH NARRABEEN NSW 2101

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

18/06/2024:

Amended stormwater plans with provision of detention system are provided and are satisfactory. Development Engineering have no objections to approval subject to conditions as recommended.

23/05/2024:

Written evidence has been provided that owners of No 32 and 32A Nareen Parade NORTH NARRABEEN are in process of relocation of private easements as shown as (B), (D) & (F) on the survey Plan, Internal Ref TRIM2024/128856.

Stormwater:

- Generic plans with location of OSD tank are provided without any detention system details. Engineering plans with details of OSD tank, levels, orifice plate details are required.
- proposal also states that volume of rainwater tank is deducted from required volume of OSD tank. It is to be noted that in accordance of Council's Water Management of Development Policy for Region 1, only 25% of the volume provided in access of the BASIX requirement can be offset from the total OSD volume.

06/02/2023

Development Application is for alterations and additions to existing dwelling house and construction of a new secondary dwelling.

Access

Proposal is for vehicular access from Right of Carriageway (A), Applicant to provide evidence that subject site benefits from this Right of Carriageway at the front.

Stormwater:

1) Combined hardstand of proposed garage and secondary dwelling is greater than 50sqm, as per Council's Water Management for Development Policy, an onsite stormwater detention (OSD) system is required.

Applicant to provide amended stormwater plans showing OSD details with calculations and location of OSD.

2) Proposed granny flat encroaches a number of easements within the site, obstructing use of easements is not acceptable. applicant to demonstrate that proposal will not impact these easements as shown as (B), (D) & (F) on the survey Plan

3) Applicant to provide a written occurrence from the owners of all the properties benefiting from these easements.

Geotech

Site is mapped as Geotech Hazard H1. Geotech Report by GeoReports Pty Ltd, Project No: 210083-002-Rev2, Dated 13th Nov 2022 with form 1 and 1A is provided.

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

Geotechnical Report Recommendations have been Incorporated into Designs and Structural Plans

The recommendations of the risk assessment required to manage the hazards as identified in the Geotechnical Report prepared by GeoReports Pty Ltd, Project No: 210083-002-Rev2, Dated 13th Nov 2022 are to be incorporated into the construction plans. Prior to issue of the Construction Certificate, Form 2 of the Geotechnical Risk Management Policy for Pittwater (Appendix 5 of P21 DCP) is to be completed and submitted to the Accredited Certifier. 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.

Vehicle Crossings Application

The Applicant is to submit an application with Council for street levels to construct section of vehicle crossing between existing right of carriageway and property boundary in accordance with Northern Beaches Council Standards and in accordance with Section 138 of the Roads Act 1993.

Note, driveways are to be in plain concrete only.

The fee associated with the assessment and approval of the application is to be in accordance with Council's Fee and Charges.

A Council approval is to be submitted to the Certifier prior to the issue of the Construction Certificate.

Reason: To facilitate suitable vehicular access to private property.

On-Site Stormwater Detention Details

The Applicant is to provide a certification of drainage plans detailing the provision of on-site stormwater detention in accordance with Northern Beaches Council's Water Management for Development Policy, and generally in accordance with the concept drainage plans prepared by JN Responsive Engineering, Drawing No HSK-00C to HSK-04C, Dated 11/06/2024. Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer, who has membership to Engineers Australia, National Engineers Register (NER) or Professionals Australia (RPENG) and registered in the General Area of Practice for civil engineering.

The drainage plans must address the following:

- i. OSD to be provided in accordance with Clause 9.0 of Council's Water Management for Development Policy.
- ii. All discharge control devices and pits are to be located externally to all structures and buildings so that 24-hour access to the OSD system is possible and that overflows from the system can be safely directed away.
- iii. Discharge to kerb & gutter should be gravity fed.
- iv. Discharge outlet to kerb & gutter should avoid any damage to neighbouring driveway layback.

Detailed drainage plans, including engineering certification, are to be submitted to the Certifier 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 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

Positive Covenant and Restriction as to User for On-site Stormwater Disposal Structures

The Applicant shall lodge the Legal Documents Authorisation Application with the original completed request forms (NSW Land Registry standard forms 13PC and/or 13RPA) to Council and a copy of the Works-as-Executed plan (details overdrawn by a registered surveyor on a copy of the approved drainage plan), and Civil Engineers' certification.

The Applicant shall create on the Title a restriction on the use of land and a positive covenant in respect to the ongoing maintenance and restriction of the on-site stormwater disposal structures within this development consent. The terms of the positive covenant and restriction are to be prepared to Council's standard requirements at the applicant's expense and endorsed by Northern Beaches Council's delegate prior to lodgement with the NSW Land Registry Services. Northern Beaches Council shall be nominated as the party to release, vary or modify such covenant. A copy of the

certificate of title demonstrating the creation of the positive covenant and restriction for on-site storm water detention as to user is to be submitted.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To ensure the on-site stormwater disposal system is maintained to an appropriate operational standard.

Geotechnical Certification Prior to Occupation Certificate

The Applicant is to submit the completed Form 3 of the Geotechnical Risk Management Policy (Appendix 5 of P21 DCP) to the Principal Certifier prior to issue of the Occupation Certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.