

## Engineering Referral Response

<b>Application Number:</b>	DA2022/1820
<b>Proposed Development:</b>	Demolition of existing sites & construction of a dwelling house on Lot 342
<b>Date:</b>	12/04/2023
<b>To:</b>	Gareth David
<b>Land to be developed (Address):</b>	Lot 342 DP 12316 , 11 Kimo Street NORTH BALGOWLAH NSW 2093

### Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m<sup>2</sup> 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 application seeks consent for demolition of existing sites & construction of a dwelling house on Lot 342.

#### Access

The proposed vehicle crossing requires removal of a tree (T1) located within the Council road reserve. This aspect has been assessed and approved by Council's Landscape Officer.

The proposed garage requires construction of a new vehicle crossing located near the southern property boundary. Proposed driveway must be 3.5 m wide at boundary and 3.5 m wide at layback. Driveway profile must be in compliance with Council's standard vehicle crossing profiles - Normal Low. Driveway must be a minimum of 0.5m from existing Telecommunications pit. Proposed new vehicle crossing is satisfactory, subject to conditions.

The existing vehicle crossing that services Lot 341 is not considered redundant as it provides access to an existing parking facility within the property. The existing vehicle crossing that services Lot 341 may remain.

#### Stormwater

Site is a low level property, falling towards the eastern property boundary. The Stormwater Management Plan, prepared by Taylor Consulting dated 14/10/2022, proposes an Onsite Stormwater Detention (OSD) System with a level spreader discharging towards the eastern property boundary.

DRAINS model has been provided by Taylor Consulting for assessment.

But before the stormwater plans provided with the Development Application can be assessed, stormwater drainage for the site shall demonstrate compliance with Council's Water Management for Development Policy, particularly Section 5.5 'Stormwater Drainage from Low Level Properties'.

**a)** An easement to drain water is to be created in favour of the site over the downstream properties. Evidence of owners consent by the property owners (6 Marlee Street, North Balgowlah) shall be submitted with the Development Application. The Application shall be supported by a long section of the inter-alotment drainage to the connection with Council's road drainage system.

**b)** Should the applicant be unsuccessful in attaining an easement, evidence shall be submitted with the Development Application. For sample letter, refer to Appendix 2 'Sample Easement Letter' in Council's Water Management for Development Policy.

**12/04/2023**

An easement refusal letter has been received from the property owners of 6 Marlee Street, North Balgowlah. This letter is sufficient evidence confirming that an easement is not feasible. DRAINS model has been assessed.

No objections to proposal, 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**

**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 Taylor Consulting, Drawing No STORM-1, dated 14/10/2022. Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer, who has membership to Engineers Australia, National Engineers Register (NER) and registered in the General Area of Practice for civil engineering.

The drainage plans must address the following:

- i. Compliance with the requirements in Appendix 4 of Council's Water Management for Development Policy
- ii. Level spreader must be parallel to contours

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 disposal and stormwater management arising from development.

### **Vehicle Driveway Gradients**

The Applicant is to ensure driveway gradients within the private property are not to exceed a gradient of 1 in 4 (25%) with a transition gradient of 1 in 10 (10%) for 1.5 metres prior to a level parking facility. Access levels across the road reserve are to comply with the allocated vehicle profile detailed in this consent.

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

Reason: To ensure suitable vehicular access to private property.

### **Vehicle Crossings Application**

The Applicant is to submit an application for driveway levels with Council in accordance with Section 138 of the Roads Act 1993. The fee associated with the assessment and approval of the application is to be in accordance with Council's Fee and Charges.

An 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.

## **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.

### **Vehicle Crossings**

The Applicant is to construct a vehicle crossing 3.5 metres wide at layback and 3.5 metres wide at boundary in accordance with Northern Beaches Council Standard Vehicle Crossing Profile - Normal Low and the driveway levels application approval. An Authorised Vehicle Crossing Contractor shall construct the vehicle crossing and associated works within the road reserve in plain concrete. All redundant laybacks and crossings are to be restored to footpath/grass. Prior to the pouring of concrete, the vehicle crossing is to be inspected by Council and a satisfactory "Vehicle Crossing Inspection" card issued.

A copy of the vehicle crossing inspection form is to be submitted to the Certifier.

Reason: To facilitate suitable vehicular access to private property.

## **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 a Legal Documents Authorisation Application with Council. The application is to include the original completed request forms (NSW Land Registry standard forms 13PC and/or 13RPA) and a copy of the Works-as-Executed plan (details overdrawn on a copy of the approved drainage plan by a Registered Surveyor) and Hydraulic Engineers' certification for the completed on-site stormwater detention system works. A guide to the process can be found on Council's website using the following link.

<https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/pdf-forms/legal-documents-authorisation-on-site-stormwater-detention-systems/guide-submitting-ldaa-nov19.pdf>

The form for the application can be found on Council's website using the following link.

<https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/pdf-forms/legal-documents-authorisation-on-site-stormwater-detention-systems/4023-legal-documents-authorisation-oct19.pdf>

The Applicant shall create on the Title a positive covenant in respect to the ongoing maintenance and restriction as to user over the on-site stormwater detention system 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 as to user for the on-site stormwater detention system is to be submitted.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of final Occupation Certificate.

Reason: To ensure the on-site stormwater detention system is maintained to an appropriate operational standard and not altered.