

## Engineering Referral Response

<b>Application Number:</b>	DA2025/0198
<b>Proposed Development:</b>	Alterations and additions to a dwelling house
<b>Date:</b>	07/05/2025
<b>To:</b>	Brittany Harrison
<b>Land to be developed (Address):</b>	Lot 43 DP 13325 , 23 Park Avenue AVALON BEACH NSW 2107

### 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

**7/05/2025**

**Council's Development Engineer raises no objection to this proposal subject to conditions.**

### Stormwater

A downstream drainage easement refusal letter has been received. The amended stormwater design is generally satisfactory subject to conditions.

**2/05/2025**

Council's Development Engineer had a discussion with the applicant's hydraulic engineer. Please turn this DA back on when Council receives the stormwater plans.

**13/03/2025**

**Council's Development Engineer requests additional information regarding the stormwater design.**

This proposal is for alterations and additions to an existing dwelling.

## Stormwater

### **Council's Development Engineer requests additional information regarding the stormwater design as detailed below.**

- Proper stormwater plans must be prepared by a qualified civil/hydraulic engineer. Of note that the rear part of the site does not naturally fall to the front street. Of note that an OSD system is likely required.
- For Council to consider any alternative stormwater disposal method, such as absorption trenches or level spreaders, the downstream neighbour (76 Central Road AVALON BEACH) must be approached to obtain a drainage easement refusal letter with sample letter in Appendix 2 of Council's 'Water Management for Development Policy'.

## Site Access and Parking

No proposed change to the existing site access and parking.

## Geotechnical Investigation

The site is partly located within the geotechnical hazard zone. A geotechnical report has been provided with completed forms 1 and 1(a).

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 Amuna Civil Engineering, drawing number ACE25042, S1-S6, dated 05/05/2025. 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:

- The effective OSD volume shall be a minimum 4.35 cubic meters according to the submitted DRAINS model.

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.

### **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 White Geotechnical Group, dated 16/12/2024 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.

## **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 on a copy of the approved drainage plan by a Registered Surveyor), 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 stormwater disposal system as to user is to be submitted.

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