

Engineering Referral Response

Application Number:	DA2023/0096
Proposed Development:	Construction of a dwelling house including swimming pool
Date:	22/05/2023
To:	Gareth David
Land to be developed (Address):	Lot E DP 311874 , 31 Lane Cove Road INGLESIDE 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

The application seeks consent for the construction of a dwelling house including swimming pool.

Access

The proposed garage and internal driveway requires the construction of a new vehicle crossing. The proposed vehicle crossing is to be 3m wide at the road and 3m wide at boundary. The vehicle crossing will require the construction of 3m of 0.9m wide dish drain to connect the new crossing to the existing road. Driveway profile must be in compliance with Council's Standard Vehicle Crossing Profiles - Normal (N).

Stormwater

The subject site is a high level property, falling towards the front boundary into Lane Cove Road. The Stormwater Drainage Plans prepared by Nastasi & Associates, Drawing No. 30358 - C1 to C5, Rev A, dated 4/04/2022, are noted. Plans propose that stormwater captured onsite is directed into an onsite stormwater detention (OSD) system and is discharged into Lane Cove Road via point discharge. Stormwater discharge into Lane Cove Road shall be changed to a level spreader located wholly within the property boundary that evenly distributed the flows to reduce risk of erosion. It is advised that the above ground basin is offset from the front property boundary to allow for the level spreader.

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 Nastasi & Associates, Drawing No. 30358 - C1 to C5, Rev A, dated 4/04/2022. 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. Stormwater to be discharged into Lane Cove Road via level spreader located wholly within property boundary.
- ii. Compliance with the requirements in Appendix 4 of Council's Water Management for Development Policy with the exclusion of requirement (d).

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.

Vehicle Crossings Application

The Applicant is to submit an application with Council for driveway levels to construct a vehicle crossing 3.0 metres wide in accordance with Northern Beaches Council Standard Vehicle Crossing Profile - Normal (N) 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.

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

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 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.