

Engineering Referral Response

Application Number:	Mod2023/0403
Proposed Development:	Modification of Development Consent DA2021/0818 granted for Alterations and additions to a dwelling house including a secondary dwelling and garage
Date:	10/11/2023
To:	Gareth David
Land to be developed (Address):	Lot 82 DP 23429 , 27 Grenfell Avenue 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

Assessment 1 - 28/02/23:

The applicant proposes "Modification of Development Consent DA2021/0818 granted for Alterations and additions to a dwelling house including a secondary dwelling and garage"

Access:

There is an existing approval for a secondary garage, forward of the building line and perpendicular to the frontage.

The applicant is proposing for the approved secondary garage to face the street.

The proposed garage level of RL4.7 is acceptable.

Proposed driveway levels to generally follow Council's Extra High Standard Profile.

Pouring a slab next to the existing driveway would not be supported. The existing driveway would need to be removed and constructed to councils specifications.

Note that there is a council pipe that runs under the driveway. Sufficient clearance is required over the pipeline.

Refer to Council's Landscape Referral Response regarding the proximity to the existing street tree.

Access is supported subject to a driveway levels and formwork inspection application.

Stormwater:

The site has been identified as a Medium Risk for Flood.
The site is located towards the bottom of the catchment.
As such, no OSD is required.
An updated Stormwater Plan would be required to reflect the amended garage.

Geotech:

Requesting a letter/statement from Douglas Partners to confirm the new plans have been reviewed and the Geotechnical Report submitted with DA2021/0818 still meets an acceptable risk.

As such, development engineering cannot support the application due to insufficient evidence to address Appendix 5 of P21 DCP

Assessment 2 - 10/11/23:

Stormwater:

An amended stormwater plan has not been provided to reflect the amended garage. This can be conditioned.

Council's records indicate that there is a Council stormwater pipeline under the existing driveway. The driveway will need to be reconstructed and there is risk that council's stormwater asset will be damaged.

The pipe shall be accurately located and longitudinal sections be provided with the street level application.

Council has public Planning Maps online with stormwater information as a reference for detailed stormwater investigations, available under the "Stormwater" overlay map (<https://services.northernbeaches.nsw.gov.au/icongis/index.html>).

To demonstrate compliance with Northern Beaches Council's Water Management for Development policy, the following details are to be submitted prior to obtaining a CC

- Accurately locate, confirm dimensions including depth and plot to scale Council's public drainage system and associated infrastructure on the DA site plans that outline the proposal. This should be carried out by a service locating contractor and registered surveyor. (Evidence of methodology used for locating stormwater system should be provided)

Geotech:

A geotech letter has been provided by Douglas Partners, which confirms no changes are required to the original report dated 3 June 2021.

As such, Development Engineering supports the application subject to the additional conditions. The original development engineering conditions as part of DA2021/0818 shall still remain.

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:

FEES / CHARGES / CONTRIBUTIONS

Construction, Excavation and Associated Works Security Bond(s)

The applicant is to lodge a bond with Council for the following:

Drainage Bond

As security against any damage to Council's stormwater drainage infrastructure as part of this consent a bond of \$4,000.

Details confirming payment of the bond(s) are to be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: Protection of Council's infrastructure.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Vehicle Crossings Application

The Applicant is to submit an application with Council for driveway levels to construct a vehicle crossing 4 metres wide at the layback and 6.5 metres wide at the boundary in accordance with Northern Beaches Council Standard Drawing Extra High in accordance with Section 138 of the Roads Act 1993.

The following additional information shall be submitted with the driveway application

1. Pipe locating survey to accurately locate, confirm dimensions including depth and plot to scale Council's public drainage system and associated infrastructure on the DA site plans that outline the proposal. This should be carried out by a service locating contractor and registered surveyor.
2. The survey shall be overlaid onto the plan view of the architectural drawings and also on the longitudinal sections of the driveway profile to demonstrate compliance with minimum vertical and horizontal clearances.
3. In relation to the street trees, demonstrate compliance with the recommendations of the AIA report for a Project Arborist and Development consent landscape related conditions 9, 12, 22, 23, 30, 32, and 36.

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.

Pre-Construction Stormwater Assets Dilapidation Report

The Applicant is to submit a pre-construction / demolition Dilapidation Survey of Council's Stormwater Assets prepared by a suitably qualified person in accordance with Council's Guidelines for Preparing a Dilapidation Survey of Council Stormwater Asset, to record the existing condition of the asset prior to the commencement of works. Council's Guidelines are available at: <https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/general-information/engineering-specifications/2009084729guidelineforpreparingadilapidationsurveyofcouncilstormwaterassets2.pdf>. Survey plan should be provided with details the exact location and depth,

The pre-construction / demolition Dilapidation Report must be submitted to Council for approval and the Principal Certifier prior to the issue of the Construction Certificate.

Reason: Protection of Council's infrastructure.

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

Post- Construction Stormwater Assets Dilapidation Report (Council stormwater assets)

The Applicant shall submit a post-construction Dilapidation Survey of Council's Stormwater Assets is to be prepared by a suitably qualified person in accordance with Council's Guidelines for Preparing a Dilapidation Survey of Council Stormwater Asset in order to determine if the asset has been damaged by the works. Council's Guidelines are available at

<https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/general-information/engineering-specifications/preparingdilapidationsurveyforcouncilstormwaterassets.pdf>

The post-construction / demolition dilapidation report must be submitted to Council for review and approval. Any damage to Council's stormwater infrastructure is to be rectified prior to the release of any Drainage security bonds. Council's acceptance of the Dilapidation Survey is to be submitted to the Principal Certifying Authority prior to the issue of the Occupation Certificate.

Reason: Protection of Council's infrastructure.