

Engineering Referral Response

Application Number:	DA2024/0262
Proposed Development:	Demolition works and construction of a dwelling house, horse arena, stables and paddocks
Date:	05/09/2024
To:	Anne-Marie Young
Land to be developed (Address):	Lot 6 DP 749791 , 113 Orchard Street WARRIEWOOD NSW 2102

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

Updated Comments

The previous issues have now been addressed and the stormwater management plans amended accordingly, no objections subject to conditions.

Previous comments.

The proposed stormwater management plan as prepared by NB consulting has been reviewed and is not supported for the following reasons:

1) The stormwater point of discharge being the existing table drain located in the access handle of the adjacent property is not supported as there is no drainage easement . The drainage easement which benefits the property is denoted as (A) in DP 715324. Accordingly an amended stormwater management plan is to detail a piped connection to the easement . If there is no existing drainage line within drainage easement (A) then the plans are to also include the installation of a downstream stormwater line suitable sized and connected to the privately owned downstream stormwater system.

If there is an existing downstream drainage line located within easement (A) then a hydraulic capacity check is to be undertaken to ensure the downstream drainage system has capacity to handle the additional development flows. The size of the on site stormwater facility on site may require upsizing to mitigate the developed site stormwater flows.

A DRAINS model is to be prepared for both scenarios and model stormwater flows up to the 1/100 AEP storm event.

2) The stormwater management plan is also to detail the pipe sizes required for the driveway access slabs located within the adjacent right of carriageway .

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 Northern Beaches Consulting Engineers, drawing number 220265 D01 D, D03 B, D04 C, D05 D, D06B, D07B. 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.

Detailed drainage plans, including engineering certification, are to be submitted to the Certifier for approval prior to the issue of the Construction Certificate.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Traffic Control During Road Works

Lighting, fencing, traffic control and advanced warning signs shall be provided for the protection of the works and for the safety and convenience of the public and others in accordance with RMS Traffic Control At Work Sites Manual (<http://www.rms.nsw.gov.au/business-industry/partners-suppliers/documents/technical-manuals/tcws-version-4/tcwsv4i2.pdf>) and to the satisfaction of the Roads Authority. Traffic movement in both directions on public roads, and vehicular access to private properties is to be maintained at all times during the works

Reason: Public Safety.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Stormwater Disposal

The approved stormwater drainage works shall be certified as compliant with all Councils Water Management for Development Specification and relevant Australian Standards and Codes by design person. Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To ensure appropriate provision for the disposal of stormwater arising from the development.

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), 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.