

## Engineering Referral Response

<b>Application Number:</b>	DA2020/1108
<b>Date:</b>	17/12/2020
<b>To:</b>	Nick England
<b>Land to be developed (Address):</b>	Lot 2 DP 1237847 , 128 A Elanora Road ELANORA HEIGHTS NSW 2101

### 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

As the subject site is accessed via the right of way, it is necessary for vehicles to enter and exit in a forward direction. The proposed position of the garage appears to limit the ability for the second parking space to exit in a forward direction. In this regard, the applicant is to amend the position of the garage and provide turning paths for both spaces to demonstrate vehicles can enter and exit in a forward direction. The submitted basix certificate proposes a 12,000 litre water tank however the stormwater plan indicates only 9,000 litres. In this regard the certificate or the plan is to be amended to correct the anomaly. A review of the proposed OSD system indicates that the pre-development flows for the site are too high and as a result the proposed volume of the OSD tank is too low and the post development discharge rate too high. The applicant's Hydraulic Engineer is to amend the design and provide a copy of the 'DRAINS' file for Council's assessment.

Development Engineers cannot support the application due to insufficient information to address Clauses B5.7, B6.2 and B6.3 of Pittwater DCP.

### Amended plans received 9/11/2020

The amended architectural plans have included turning paths which are satisfactory. The revised hydraulic plans require some minor amendments which have been conditioned prior to the issue of the construction certificate.

No objection to approval, subject to conditions as recommended.

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 Policy, and generally in accordance with the concept drainage plans prepared by Barrenjoey Consulting Engineers, drawing number 200807 SW1 DA-A, dated 2/11/2020. Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer, who has membership to the Institution of Engineers Australia, National Professional Engineers Register (NER) and registered in the General Area of Practice for civil engineering.

The drainage plans must address the following:

- i. The proposed volume of the detention tank is to be a minimum of 12.5 cubic metres.
- ii. The orifice plate is to be 96mm diameter and there is to be an inspection eye adjacent to the orifice for maintenance and inspection.

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.

### **Structural Adequacy and Excavation Work**

Excavation work is to ensure the stability of the soil material of adjoining properties, the protection of adjoining buildings, services, structures and / or public infrastructure from damage using underpinning, shoring, retaining walls and support where required. All retaining walls are to be structurally adequate for the intended purpose, designed and certified by a Structural Engineer, except where site conditions permit the following:

- (a) maximum height of 900mm above or below ground level and at least 900mm from any property boundary, and
- (b) Comply with AS3700, AS3600 and AS1170 and timber walls with AS1720 and AS1170.

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

Reason: To provide public and private safety.

## **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 to Council. The application shall 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), and Hydraulic Engineers' certification.

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 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 lodgment 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 is to be submitted.

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

Reason: To ensure the on-site stormwater disposal system is maintained to an appropriate operational standard.