

Engineering Referral Response

Application Number:	DA2023/1230
Proposed Development:	Demolition works and construction of a dwelling house including swimming pool and associated works.
Date:	22/09/2023
To:	Claire Ryan
Land to be developed (Address):	Lot 175 DP 4889 , 163 Seaforth Crescent SEAFORTH NSW 2092 Lot 6 DP 212783 , 161 B Seaforth Crescent SEAFORTH NSW 2092

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 proposal relies upon the creation of lot 2 in consent DA184/2016 and as such will require a deferred commencement condition to be applied by Planning.

As the lot includes the current rear parcel of 163 Seaforth Crescent, the 88b instrument for the proposed lot will need to include a new right of way and easement for services over the existing handle of 161, 161A and 161C in order to permit the access and services for the proposed dwelling. It is unclear from DA184/2016 if this has been considered and this issue will need to be resolved by the applicant prior to activation of this consent.

The submitted stormwater management plan includes the drainage for the previously approved garage draining via the proposed easement for drainage which is acceptable. The method of disposal is also acceptable.

Vehicles utilising the hardstand area will be able to enter and exit in a forward direction.

Provided a deferred commencement condition is applied for the creation of the lot and suitable easements for access (ROW) and services are created in favour of proposed Lot 2 burdening existing

lots 1, 2, 3, 4 and 5 of DP 212783, then Development Engineering support the proposal, 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

Stormwater Disposal

The applicant is to submit Stormwater Engineering Plans for the new development within this development consent in accordance with AS/NZS 3500 and Council's Water Management for Development Policy, prepared by an appropriately qualified and practicing Civil Engineer who has membership to Engineers Australia, National Engineers Register (NER) or Professionals Australia (RPENG), indicating all details relevant to the collection and disposal of stormwater from the site, buildings, paved areas and where appropriate adjacent catchments. Stormwater shall be conveyed from the site to a dissipater to ensure no scouring prior to discharging into Middle Harbour.

Details demonstrating compliance are to be submitted to the Certifier for approval prior to the issue of the Construction Certificate.

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

Geotechnical Report Recommendations have been Incorporated into Designs and Structural Plans

The recommendations identified in the Geotechnical Report referenced in Condition 1 of this consent are to be incorporated into the construction plans and associated documentation.

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

Stormwater Disposal

The stormwater drainage works shall be certified as compliant with all relevant Australian Standards and Codes by a suitably qualified Civil Engineer.

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.