

## Engineering Referral Response

<b>Application Number:</b>	DA2022/2208
<b>Proposed Development:</b>	Alterations and additions to a dwelling house
<b>Date:</b>	15/06/2023
<b>To:</b>	Jordan Howard
<b>Land to be developed (Address):</b>	Lot 33 DP 200638 , 77 Castle Circuit 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 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

The proposed development increases the impervious area by more than 50 square metres and the total impervious area for the site exceeds 60% and as such on-site stormwater detention (OSD) is required in accordance with Council's Water Management for Development Policy. The proposed driveway crossing is too wide and must be reduced to 4 metres at the kerb to 5 metres at the boundary. A section from the kerb invert to the proposed garage on either side of the crossing must be provided to ensure compliance with Council's normal high profile.

Development Engineering cannot support the proposal due to insufficient information to address stormwater management and vehicular access in accordance with clauses 3.7 and 4.1.6 of the DCP.

### Additional information submitted 15/05/2023

The submitted driveway profile and amended driveway width is acceptable.

The submitted stormwater design including OSD has been designed in accordance with Council's Water Management for Development Policy in terms of the volume and discharge rate for the proposal. The design includes the provision of proprietary precast stormwater tanks to achieve the required OSD volume. These tanks do not provide any grade to the outlet and are connected via pipes above the base of the tank which will cause water to pond and not drain sufficiently. Also there are no access points to each of the tanks which will not allow for any future maintenance of the system. The provision of the high early discharge chamber in the final tank is unclear as this would need to be constructed as a variation to the standard unit and there is no non return valve shown. The proposed OSD system is not acceptable and an amended storage system must be provided to achieve the required OSD for the

proposal.

Development Engineering cannot support the proposal due to insufficient information to address stormwater management in accordance with clause 3.7 of the DCP.

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 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 NY Civil Engineering, drawing number E230246 D1 - D10 Revision B, dated 08/06/2023. Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer, who has membership to Engineers Australia, National Engineers Register (NER) and registered in the General Area of Practice for civil engineering.

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 disposal and stormwater management arising from 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.

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.

#### **Vehicle Crossings Application**

The Applicant is to submit an application with Council for driveway levels to construct one vehicle crossing 4 metres wide at the kerb to 5 metres wide at the boundary in accordance with Northern Beaches Council Standard Drawing Normal High Profile in accordance with Section 138 of the Roads Act 1993.

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.

### **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 with 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 Civil 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 as to user 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 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.