

Engineering Referral Response

Application Number:	DA2023/0707
Proposed Development:	Alterations and additions to a dwelling house including a carport and secondary dwelling
Date:	10/11/2023
To:	Jordan Howard
Land to be developed (Address):	Lot 81 DP 866452 , 2 Manor Road INGLESIDE 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 - 10/08/23:

The Development Application proposes the construction of a new secondary dwelling, carport, tree removal and ancillary works.

Access:

The applicant is proposing a new carport and driveway for the secondary dwelling. There are already 2 existing driveways servicing the main dwelling.

The proposed driveway would be the third driveway to service the property.

The property frontage is greater than 100m and there is no impact on street parking as there is overgrown grass on the road reserve.

The proposed driveway is in close proximity to councils existing open drain.

Requesting the applicant to locate the pipeline and show on the revised plans.

The grades are also quite steep.

Requesting 2 longitudinal sections on both ends of the proposed driveway from the edge of the bitumen to the proposed carport levels.

There would also be a significant impact on the street trees on the road reserve. Refer to council's landscaping teams comments.

Stormwater:

The site seems to be flood affected. As such, No OSD is required. A referral from our flood team would be required.

Council's records indicate that the subject property is burdened by a Council stormwater pipeline. 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 Warringah Council's Development Control Plan 2011 and Northern Beaches Council's Water Management for Development policy, it is recommended that the following details are submitted:

- 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)

If the applicant proposes to use a CCTV pipeline survey to confirm the location of the pipeline, it is recommended that the survey is carried out in accordance with Council's guideline

- All structures are to be located clear of any Council pipeline, pit or easement and comply with minimum vertical and horizontal clearances;
- Footings of any structure adjacent to an easement, pipeline, culvert or channel are to be designed in accordance with the above-mentioned policy; and
- Structural details prepared by a suitably qualified Civil Engineer demonstrating compliance with Council's policy are to be submitted.

A stormwater plan has been provided.
Requesting amended stormwater drainage plans.

Geotech:

The site falls within council's geotechnical hazard map.

Requesting the applicant to submit a geotechnical report and form no. 1 and 1(a), Checklist of requirements for geotechnical risk management report as per Council's Geotechnical Risk Management Policy for Pittwater.

As such, Development Engineering cannot support the application due to insufficient information to address B5.15 Stormwater, B6 Access and Parking and Appendix 5 of the DCP.

Assessment 2 - 10/11/23

Access:

The applicant has removed the proposed 3rd driveway which would serve the secondary dwelling. A third driveway wouldn't affect on street parking and was supported.

This is preferred as it would give direct access to the secondary dwelling for construction purposes and future access without interfering with the natural watercourse.

A turning bay in this site would also benefit users to allow entry and exit in a forward direction.

Alternatively, if the applicant does not wish to construct the driveway to serve the secondary dwelling, a summary of their construction methodology shall be provided to ensure the proposal does not affect council's stormwater infrastructure.

At a minimum a pedestrian path shall be created from the primary dwelling to the secondary dwelling to ensure there are no conflicts with councils stormwater infrastructure.



Stormwater:

A plan of the watercourse and council pipe has been provided. There is another watercourse in the adjacent property 10 Manor Rd which is in close proximity to the proposed secondary dwelling. This shall also be accurately located.

The survey plan shall be overlaid onto the architectural and stormwater plans.

In accordance with clause 4.4 Stormwater Discharge to Watercourse or Open Channel of the Water Management for Development Policy,

"Direct discharge to a waterway will only be permitted from land directly adjoining a waterway or coastal area when it can be demonstrated through the Water Management Plan that no other alternatives are available. Other alternatives should be considered as detailed in Section 5.5 of this

Policy."

As such, a spreader system or method of stormwater discharge that minimises scouring and dissipates over the land would be supported.

Geotech:

Forms 1 and 1(a) and a geotechnical report has been provided by White Geotechnical Group dated 24th October, 2023.

Recommendations have been provided to move the hazards to an acceptable risk.

This is supported and can be conditioned.

As such, development engineering cannot support the application due to insufficient evidence to address B5.15 Stormwater and B6 Access of the DCP.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Engineering Conditions:

Nil.