

Engineering Referral Response

Application Number:	DA2024/0936
Proposed Development:	Demolition works and construction of a residential flat building
Date:	15/05/2025
To:	Thomas Burns
Land to be developed (Address):	Lot 1 DP 593609 , 45 Oaks Avenue DEE WHY NSW 2099 Lot 2 DP 593609 , 45 A Oaks Avenue DEE WHY NSW 2099

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

15/05/2025

Development Engineering 2nd Referral Response.

Stormwater

The revised stormwater design is generally acceptable from engineering perspective subject to conditions.

Site Access and Parking

The updated driveway gradients are generally satisfactory subject to conditions.

20/09/2024

Development Engineering 1st Referral Response.

Council's Development Engineer raises no objection to this application subject to conditions.

The proposal is for demolition works and construction of a residential flat building. A PLM was lodged earlier this year.

Stormwater

A pump-out system is provided on the basement level, which is generally satisfactory subject to conditions. An OSD basin is provided, which connects to the street and addresses the concern raised in the PLM meeting, which is generally satisfactory.

Site Access

A new vehicular crossover with 'Normal' Profile has been conditioned. A 5% driveway gradient has been provided for the first 6m into the property boundary. The 15% sag grade change to the carpark area is acceptable. A car turntable is provided to facilitate car maneuvering. Council's Traffic Engineer hasn't provided comments yet.

Geotechnical Investigation

A preliminary geotechnical report has been provided by eiaustralia. However, the groundwater level and the soil profile still need to be verified by further geotechnical investigation, which has been conditioned. The basement has been conditioned to be fully tanked.

Note to Planner: A referral shall be sent to Council's Catchment team for comments on the groundwater table. Of note that a condition has been applied to ensure that the basement will be fully tanked.

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 S&G CONSULTANTS PTY LTD, drawing number 20240075, S01- SW301, SW302, SW303, SW401 and SW402, Issue B, dated 09/04/2025. 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.

The drainage plans must address the following:

- i. Consideration should be given for the disposal of stormwater from the low point created by providing the car stacker should the car stacker be approved.
- ii. The OSD discharge control pit shall have the surface grate level matching the top water level within the OSD basin in 1% AEP storm events, which should be lower than the OSD basin perimeter wall so

that the OSD discharge control pit can act as the overflow route, or alternatively a safe controlled overflow route shall be provided from the OSD basin.

iii. The grated drains connected to the OSD discharge control pit shall either be deleted or shall be connected to the outlet pipeline to the street directly bypassing the OSD discharge control pit to avoid surcharge from the grated drain.

Detailed drainage plans, including engineering certification, 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 of the risk assessment required to manage the hazards as identified in the preliminary Geotechnical Report prepared by eiaustralia, E26388.G01, dated 6/06/2024 are to be incorporated into the construction plans.

In particular, further geotechnical inputs in section 5 of the preliminary Geotechnical Report must be carried out prior to the issue of the Construction Certificate and the recommendations shall be updated based on further geotechnical investigation results. 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.

Access Driveway

The Applicant shall submit a design for the access driveway by a qualified civil/traffic engineer in accordance with the relevant provisions of Australian/New Zealand Standard AS/NZS 2890.1:2004 parking facilities - Off-street car parking, in particular Section 2.6 Design of Domestic Driveways.

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

Reason: Compliance with this consent.

Submission Roads Act Application for Civil Works in the Public Road

The Applicant is to submit an application for approval for infrastructure works on Council's roadway. Engineering plans for the new development works within the road reserve and this development consent are to be submitted to Council for approval under the provisions of Sections 138 and 139 of the Roads Act 1993.

The application is to include Civil Engineering plans for the design of the new vehicular crossover, amendments to the sign posting and the removal of redundant crossings with the associated reinstatement works which are to be generally in accordance with the Council's specification for engineering works - AUS-SPEC #1. The plans shall be prepared by a qualified Civil Engineer.

The design must include the following information:

- A new vehicular crossover of 6m wide in accordance with Council's Standard Vehicle Crossing 'Normal' Profile shall be provided.
- Amendments to the sign posting.
- Removal of redundant crossings with the associated reinstatement works.

The fee associated with the assessment and approval of the application is to be in accordance with Council's Fee and Charges.

An approval is to be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: To ensure engineering works are constructed in accordance with relevant standards and Council's specification.

Tanking of Basement Level

The basement area is to be permanently tanked. The Applicant is to submit structural details of the tanking, prepared by a suitably qualified Engineer. Where temporary dewatering works are required on the development site during construction, the developer/applicant must apply for and obtain a bore license from the NSW Office of Environment and Heritage. The bore license must be obtained prior to commencement of dewatering works. All requirements of Water NSW are to be complied with and a copy of the approval must be submitted to the Certifier.

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

Reason: To prevent ingress of sub-surface flows into the basement area and to comply with State Government Requirements.

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 for the Maintenance of Stormwater Pump-out Facilities

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 a copy of the Works-as-Executed plan (details overdrawn on a copy of the approved drainage plan) by a registered surveyor, and Civil Engineers' certification.

The Applicant shall create on the Title a positive covenant in respect to the ongoing maintenance of

the pump-out facility on the property being developed. Northern Beaches Council shall be nominated in the instrument as the only party authorised to release, vary or modify the instrument. Northern Beaches Council's delegate shall sign these documents prior to the submission to the NSW Land Registry Services. Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

A copy of the certificate of title demonstrating the creation of the positive covenant for the pump-out system 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 adequate provision is made for the stormwater pump out system to be maintained to an appropriate operational standard.

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) by a registered surveyor, 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.

Certification of Access Driveway

The Applicant shall submit a certificate from a suitably qualified civil/traffic engineer certifying that the access driveway was constructed in accordance within this development consent and the relevant provisions of Australian/New Zealand Standard AS/NZS 2890.1:2004 parking facilities - Off-street car parking, in particular Section 2.6 Design of Domestic Driveways.

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

Reason: Compliance with this consent.

Geotechnical Certification Prior to Occupation Certificate

The Applicant is to submit a final geotechnical certificate certifying that all construction works were completed in accordance with the geotechnical recommendations to the Principal Certifier prior to

issue of the Occupation Certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.