

Engineering Referral Response

Application Number:	DA2023/1367
Proposed Development:	Alterations and additions to a dwelling house and associated works
Date:	02/04/2024
To:	Michael French
Land to be developed (Address):	Lot 2 DP 900589 , 30 Pacific Street MANLY NSW 2095

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 proposed development is alterations and additions to the existing dwelling including a new garage and driveway.

Stormwater

The submitted stormwater plan is unsatisfactory. The site is in Region 3 Zone 2 and as such the stormwater management shall be in accordance with Section 9.3.3.3 of Council's Water Management for Development Policy. All sites within zone 2 must provide for on-site absorption unless the applicant can demonstrate that on-site absorption is not suitable by the submission of relevant evidence from a qualified geotechnical engineer.

Access and Parking

The proposed location of the vehicular crossing appears to differ in the stormwater plans to the architectural plans. The stormwater plans are to be updated to reflect the architectural plans.

The proposal includes a car stacker but no details are provided. The applicant is to provide details of the stacker and dimensions of the proposed garage to ensure that there is adequate room for vehicle movement.

Note to planner: Please refer to traffic team for assessment of the stacker operational requirements if vehicles need to be accessed independently.

Additional Information Provided on 6/3/2024

The stormwater plans and report have been reviewed. The report by Taylor Consulting dated 24/10/2023 states absorption is not feasible due to site constraints which is acceptable. Additional details regarding the car stacker have been provided. The width of the proposed vehicle crossing is limited to 2.5m to minimise the impact upon the heritage listed stone kerb to reflect the heritage officers comments. No objections 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****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 or Hydraulic 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 Pacific Street.

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.

Vehicle Crossings Application

The Applicant is to submit an application with Council for driveway levels to construct one vehicle crossing 2.5 metres wide in accordance with Northern Beaches Council Standard Drawing Normal in accordance with Section 138 of the Roads Act 1993.

Note, driveways are to be in plain concrete only.

Note, the vehicle crossing width is limited to minimise the impact upon the significance of the heritage listed stone kerbs.

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****Stormwater Disposal**

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