

## Engineering Referral Response

<b>Application Number:</b>	DA2025/0037
<b>Proposed Development:</b>	Demolition works and construction of a dual occupancy including swimming pools
<b>Date:</b>	24/03/2025
<b>To:</b>	Thomas Burns
<b>Land to be developed (Address):</b>	Lot 13 DP 25368 , 41 Ferguson Street FORESTVILLE NSW 2087

### 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

#### **24/03/2025:**

Development Engineering have no objections to approval subject to conditions as recommended.

#### **20/03/2025:**

OSD volume is short and the provided DRAINS model is wrong.

In the provided DRAINS model PSD for whole site is calculated as 15l/sec for the 5 years storm.

However in the post developed case the flows from individual units are considered and are limited to 15l/sec each, which is not acceptable, reason being the post developed flows for both units together will exceed this PSD.

As proposal is for two individual OSD's to cater both lots, Consultant engineer to consider PSD for individual units and design OSD volume to suit for each storm event.

Amended stormwater plans with updated DRANS model is required.

Provided driveway profiles are not acceptable as with basements Normal Low or Extra Low Vehicle Crossing Profiles will suit for both crossings. Amended driveway profiles are required.

Existing Street gutter levels and footpath levels are to be maintained.

#### **27/02/2025:**

Development Application is for demolition of exiting structures and construction of an attached dual occupancy with basements.

### **Access**

Site is corner property with dual frontages. Proposal is for basement parking's and two new vehicular crossings. One on Ferguson Street to serve Unit 1 and second on Ashton Avenue to serve Unit 2 Driveway longitudinal section from street gutter to basement parking to be provided with existing and proposed levels, chainage and grades. Driveway profile to be in accordance with Council's standard vehicle crossing profile available on Council website.

Street gutter levels to be maintained and driveway width to be 3m.

Driveway to be at least 1m away from existing power pole in Ferguson Street.

### **Stormwater**

Proposal is to connect subsoil discharge from basement to street gutter, which is not permitted.

In case of basements, it needs to be connected to either Council pit or pipe.

In this case consultant engineer is advised to:

- amend the design and connect discharge from unit 1 to boundary pit of Unit 2 and final outlet to Council pit in Ashton Avenue.
- OSD volume seems to be low, calculations with DRAINS model to be provided.

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:**

## **FEES / CHARGES / CONTRIBUTIONS**

### **Construction, Excavation and Associated Works Security Bond(s)**

The applicant is to lodge a bond with Council for the following:

#### **Drainage Works**

As security against any damage to Council pit in Ashton Avenue or failure to complete the construction of stormwater drainage works required as part of this consent a bond of \$2000.00.

Reason: Protection of Council's infrastructure.

## **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 an 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 Cane Consulting, Project No 24216, drawing number SW00, SW01, SW03, SW04 & SW05, Rev 2, Dated 10.03.2025. 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.

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 the disposal of stormwater and stormwater management arising from the development.

### **Vehicle Crossings Application**

The Applicant is to submit two applications with Council for each driveway for driveway levels. Applicant to construct both vehicle crossings 3m metres wide one in Ashton Street and second in Ferguson Avenue. Both crossings to be in accordance with Northern Beaches Council Standard Normal Vehicle Crossing Profile and in accordance with Section 138 of the Roads Act 1993.

Note,

- Driveways are to be in plain concrete only.
- Reinstate all redundant laybacks and vehicular crossings to conventional kerb and gutter, footpath or grassed verge.
- Driveway in Ferguson street to be at least 1m away from existing power pole.

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.

### **Stormwater Drainage Application**

The applicant is to provide a stormwater drainage application under Section 68 of the Local Government Act 1993 to Council for approval. The submission is to include Civil Engineering plans for the design of the connection to council pit in Ashton Avenue which are to be generally in accordance with the civil design approved with the Development Application and Council's specification for engineering works - AUS-SPEC #1. The form can be found on Council's website at [www.northernbeaches.nsw.gov.au](http://www.northernbeaches.nsw.gov.au) > Council Forms > Stormwater Drainage Application Form.

The fee associated with the assessment and approval of the application is to be in accordance with Council's Fees and Charges. Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for disposal and maintenance stormwater management and compliance with the BASIX requirements, arising from the development.

## **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**

### **Reinstatement of Kerb**

The Applicant shall reinstate all redundant laybacks and vehicular crossings to conventional kerb and gutter, footpath or grassed verge as appropriate with all costs borne by the applicant.

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

Reason: To facilitate the preservation of on street parking spaces.

### **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.

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 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.