

## Engineering Referral Response

<b>Application Number:</b>	DA2021/1463
<b>Date:</b>	07/07/2022
<b>To:</b>	David Auster
<b>Land to be developed (Address):</b>	Lot 17 DP 13900 , 33 Parr Avenue NORTH CURL CURL 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

The proposal is for alteration and additions to the existing dwelling including a new carport and swimming pool.

#### Access

Insufficient information has been provided with regard to the proposed access driveway. The Applicant shall provide a long-section at both edges of the proposed access driveway, showing existing and proposed levels, to the proposed carport and demonstrate compliance with AS2890. The driveway shall incorporate one of Council's standard vehicle crossing profiles

#### Stormwater

The site falls to the rear and as such the stormwater management for the development shall be in accordance with of Council's Water Management for Development Policy Clause 5.5: Stormwater Drainage from Low Level Properties. All stages are to be satisfied. Where an easement is not feasible, an easement refusal letter shall be provided.

Other methods of disposal such as a charged system will only be considered when the methods listed in the Clause 5.5.1.2 are not feasible. It is unclear if any of the options have been investigated.

Where the charged system is the only option the connection to the council system will need to be at the frontage of the property via the construction of a standard kerb inlet pit at the frontage of the site and extending the council system from the existing council pit.

The proposed application cannot be supported by Development Engineering due to lack of information to address:

- *Vehicle access for the development in accordance with clause C2 Traffic, Access and Safety.*
- *Stormwater drainage for the development in accordance with Council's Water Management for Development Policy.*

#### **Additional Information Provided on 19/4/2022**

##### Access

The previous comments have not been addressed. The Applicant shall provide engineering long-section at both edges of the proposed access driveway, showing existing and proposed levels, to the proposed carport and demonstrate compliance with AS2890.1. The driveway shall incorporate one of Council's standard vehicle crossing profiles. The proposed levels for the carport are to be shown on plan.

##### Stormwater

The stormwater plan proposes to discharge via a level spreader. The design of the level spreader shall be in accordance with Appendix 4 of Council's Water Management for Development Policy. Stormwater flows from the whole site are to be restricted for all storm events up to and including the 1% AEP storm event. Total discharge including bypass flows and controlled flows through the level spreader must not exceed the 20% AEP state of nature storm event.

#### **Additional Information Provided on 3/6/2021**

##### Stormwater

The amended stormwater plan and drains model have been reviewed. The stormwater plan is satisfactory subject to conditions.

##### Access

The previous comments have not been addressed. The Applicant shall provide engineering long-section at both edges of the proposed access driveway, showing existing and proposed levels, to the proposed carport and demonstrate compliance with AS2890.1. The driveway shall incorporate one of Council's standard vehicle crossing profiles. The proposed levels for the carport are to be shown on plan.

#### **Additional Information Provided on 30/6/2022**

The driveway section provided have been reviewed. 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**

#### **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 Broadcrest Engineering and Environmental Consultants, project number 1125 -SW, drawing number 1 to 5, dated 30/3/2022. Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer, who has membership to the Institution of Engineers Australia, National Professional Engineers Register (NPER) and registered in the General Area of Practice for civil engineering.

The drainage plans must address the following:

i. Level Spreader design shall be in accordance with Appendix 4 of Council's Water Management for Development Policy

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 an application for driveway levels with Council in accordance with Section 138 of the Roads Act 1993. 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 Certifying Authority 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.

### **Vehicle Crossings**

The Applicant is to construct one vehicle crossing 5.0 metres wide in accordance with Northern Beaches Council Drawing No A4-3330/ 7ML and the driveway levels application approval. An Authorised Vehicle Crossing Contractor shall construct the vehicle crossing and associated works within the road reserve in plain concrete. All redundant laybacks and crossings are to be restored to footpath/grass. Prior to the pouring of concrete, the vehicle crossing is to be inspected by Council and a satisfactory "Vehicle Crossing Inspection" card issued.

A copy of the vehicle crossing inspection form is to be submitted to the Principal Certifying Authority.

Reason: To facilitate suitable vehicular access to private property.

## **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 a Legal Documents Authorisation Application with Council. The application is to 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 by a Registered Surveyor) and Hydraulic Engineers' certification for the completed on-site stormwater detention system works. A guide to the process can be found on Council's website using the following link.

<https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/pdf-forms/legal-documents-authorisation-on-site-stormwater-detention-systems/guide-submitting-ldaa-nov19.pdf>

The form for the application can be found on Council's website using the following link.

<https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/pdf-forms/legal-documents-authorisation-on-site-stormwater-detention-systems/4023-legal-documents-authorisation-oct19.pdf>

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 detention system 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 as to user for the on-site stormwater detention system is to be submitted.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of final Occupation Certificate.

Reason: To ensure the on-site stormwater detention system is maintained to an appropriate operational standard and not altered.