

Engineering Referral Response

Application Number:	DA2023/0033
Proposed Development:	Construction of a dwelling house including garage
Date:	06/07/2023
To:	Nick Keeler
Land to be developed (Address):	Lot 5 DP 271326 , 5 Raven Circuit WARRIEWOOD NSW 2102

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 - 2/02/23:

The property is a vacant lot and proposal is for the construction of a new two storey house.

Access

Raven Circuit is a private road. As such there is no requirement for a driveway levels application from council.

DRIVEWAY PROFILES MUST COMPLY WITH THE REQUIREMENTS OF AS 2890.1

Stormwater

As per consent condition 1 of subdivision DA2019/0887, Future housing development on individual lots is to provide on-site stormwater detention in accordance with Northern Beaches Council's –Warriewood Valley Urban Release -Water Management specification and generally in accordance with the concept drainage plans prepared by A T and L , drawing number SKC 014, dated 21/6/20. Detailed drainage plans for future housing development are to be prepared by a suitably qualified Civil Engineer, who has membership to the Institution of Engineers Australia, National Professional Engineers Register (NER) or RPENG (Civil). The individual lot site storage and permissible site discharges are to be in accordance with the values specified on the concept drainage plan. Underground storage tanks are to be Lattice (LU5000) tanks or equivalent.

Requesting amended stormwater plans to account for OSD

- Site Storage Requirements: LOT 5 - 9.8m³

- PSD Requirements 1%: LOT 5 - 3.69

Assessment 2 - 6/07/23:

Access

There have been updated plans for the driveway levels to increase OSD capacity under the driveway. The levels indicate a B85 vehicle is still capable of entering and exiting the driveway without scraping.

Stormwater

Amended plans have been provided to address the OSD requirements which are generally in accordance with the concept design provided by A T and L , drawing number SKC 014, dated 21/6/20. The applicant has submitted amended plans to comply with Landscaping requirements along the front boundary. As such, the proposed OSD basin has reduced in volume and does not achieve the required SSR of 9.8m³. Due to the site constraints and landscaping requirements, there is no potential to increase the OSD volume in the property frontage without pushing the building line back. The stormwater plans have been assessed and accepted on merit.

No Development Engineering objections subject to conditions.

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 – Warriewood Valley Urban Release -Water Management specification, and generally in accordance with the concept drainage plans prepared by Structerre Consulting Engineers, drawing number WAW0005-C-401 - WAW0005-C-403, Rev 1, dated 26/06/2023. 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. Detailed drainage plans, including engineering certification, are to be submitted to the Certifier for approval prior to the issue of the Construction Certificate.
- ii. The ponding water depth in the above ground OSD basin to be maximum 250mm for open air OSD to negate the requirement for fencing.

Detailed drainage plans, including engineering certification, are to be submitted to the Certifier for approval prior to the issue of the Construction Certificate.

Vehicle Driveway Gradients

The Applicant is to ensure driveway gradients within the private property are not to exceed a gradient of 1 in 4 (25%) with a transition gradient of 1 in 10 (10%) for 1.5 metres prior to a level parking facility. Access levels across the road reserve are to comply with the allocated vehicle profile detailed in this consent.

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

Reason: To ensure suitable vehicular access to private property.

Structural Adequacy and Excavation Work

Excavation work is to ensure the stability of the soil material of adjoining properties, the protection of adjoining buildings, services, structures and / or public infrastructure from damage using underpinning, shoring, retaining walls and support where required. All retaining walls are to be structurally adequate for the intended purpose, designed and certified by a Structural Engineer.

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

Reason: To provide public and private safety.

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 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), hydraulic 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.