

Engineering Referral Response

Application Number:	DA2023/0398
Proposed Development:	Alterations and additions to a dwelling house
Date:	02/06/2023
To:	Brittany Harrison
Land to be developed (Address):	Lot 623 DP 217209 , 9 Hyde Avenue KILLARNEY HEIGHTS NSW 2087

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

02/06/2023:

Amended plans with amended position of swimming pool are provided, pool is proposed to be 5.338 m away from SW boundary.

Applicant still requires to accurately locate Council pipe present within site and this has been conditioned.

No objections to approval subject to conditions as recommended.

11/05/2023:

Development Application is for alterations and additions to existing dwelling house including addition of first floor, swimming pool & pergola at rear and modification of existing garage.

The existing dwelling encroaches over Council's drainage easement and proposal is to built stairs over easement. It is not clear what kind of stairs are proposed on existing stormwater easement, applicant to clarify same.

It is to be noted that construction of buildings or other permanent structures over or under constructed public drainage systems is not permitted.

Excavations:

Excavation of around 1.5m deep are proposed for swimming pool within 1m of Council pipe, as result the proposed development will have compounding detrimental impact on Council drainage infrastructure.

As result Development Engineers cannot support the proposal due to the following reason:-

1) Applicant has not located Council's drainage system traversing the site in accordance with clause 6.7 Northern Beaches Council's "Water Management for Development Policy". In this regard Council's piped drainage system must be accurately located, confirming dimensions and plotting any Council's stormwater drainage assets and associated infrastructure to scale on the DA plans, which must include all existing and proposed building works and foundations. The location of Council pipe and drainage system should be carried out by a registered surveyor and accurately plotted on the survey plan including the location of Council's drainage easement.

2) Applicant to show Council pipe on architectural plans and sections with setbacks from the pipe to the proposed pool foundations.

Access:

Internal driveway is proposed to be resurfaced from brick paved to concrete, vehicle crossing within road reserve to be reconstructed as well, this can be conditioned.

Stormwater:

Proposal is to connect stormwater discharge from new additions to existing approved system.

For planner:

The picket fence along the front boundary has been constructed in the road reserve. No prior application nor approval to encroach upon public land is found and any approval of this development application does not grant approval for the existing encroachments.

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's stormwater infrastructure as part of this consent a bond of \$15,000.00.

Details confirming payment of the bond(s) are to be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: Protection of Council's infrastructure.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Stormwater Disposal

The applicant is to demonstrate how stormwater from the new development within this consent is disposed of to an existing approved system or in accordance with Northern Beaches Council's Water Management for Development Policy. Details by an appropriately qualified and practicing Civil or Hydraulic Engineer demonstrating that the existing approved stormwater system can accommodate the additional flows, or compliance with Council's policy are to be submitted to the Certifier for approval prior to the issue of the Construction Certificate.

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 3 metres wide in accordance with Northern Beaches Council Standard Normal profile in accordance with Section 138 of the Roads Act 1993.

Note, driveways are to be in plain concrete only.

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.

Structures Located Adjacent to Council Pipeline or Council Easement

All structures are to be located clear of any Council pipeline or easement. Footings of any structure adjacent to an easement or pipeline are to be designed in accordance with Council's Water Management Policy; (in particular Section 6 - Building Over or Adjacent to Constructed Council Drainage Systems and Easements Technical Specification). Structural details prepared by a suitably qualified Civil Engineer by a suitably qualified Civil Engineer, who has membership to Engineers Australia, National Engineers Register (NER) or Professionals Australia (RPENG).

Details demonstrating compliance should be submitted to Council for acceptance and the acceptance in writing is to be submitted to the Certifier prior to the issue of the Construction Certificate

Reason: Protection of Council's infrastructure

Pre-Construction Stormwater Assets Dilapidation Report

The Applicant is to submit a pre-construction / demolition Dilapidation Survey of Council's Stormwater Assets is to be prepared by a suitably qualified person in accordance with Council's Guidelines for Preparing a Dilapidation Survey of Council Stormwater Asset, to record the existing condition of the asset prior to the commencement of works. Council's Guidelines are available at: <https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/general-information/engineering-specifications/2009084729guidelineforpreparingadilapidationsurveyofcouncilstormwaterassets2.pdf>

Applicant is also advised to accurately locate, confirm dimensions including depth, and plot to scale Council's stormwater pipeline including the location of Council's drainage easement and associated infrastructure on the survey and master plans that outline the proposal. This should be carried out by a service locating contractor and registered surveyor (evidence of methodology used for locating stormwater system should be provided).

The pre-construction / demolition dilapidation report must be submitted to Council for approval and the Certifier prior to the issue of the Construction Certificate.

Reason: Protection of Council's infrastructure.

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

Post- Construction Stormwater Assets Dilapidation Report (Council stormwater assets)

The Applicant shall submit a post-construction Dilapidation Survey of Council's Stormwater Assets is to be prepared by a suitably qualified person in accordance with Council's Guidelines for Preparing a Dilapidation Survey of Council Stormwater Asset in order to determine if the asset has been damaged by the works. Council's Guidelines are available at <https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/general-information/engineering-specifications/preparingdilapidationsurveyforcouncilstormwaterassets.pdf>

The post-construction / demolition dilapidation report must be submitted to Council for review and approval. Any damage to Council's stormwater infrastructure is to be rectified prior to the release of any Drainage security bonds. Council's acceptance of the Dilapidation Survey is to be submitted to the Principal Certifying Authority prior to the issue of the Occupation Certificate.

Reason: Protection of Council's infrastructure.

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.

Certification of Structures Located Adjacent to Council Pipeline or Council Easement

All structures are to be located clear of any Council pipeline or easement. Footings of any structure adjacent to an easement or pipeline are to be designed in accordance with Council's Water Management Policy; (in particular Section 6 - Building Over or Adjacent to Constructed Council Drainage Systems and Easements Technical Specification). Any proposed landscaping within a Council easement or over a drainage system is to consist of ground cover or turf only (no trees are permitted) - Structural details prepared by a suitably qualified Civil Engineer.

Details demonstrating compliance should be submitted to Council for acceptance and the acceptance in writing is to be submitted to the Certifier prior to the issue of the Occupation Certificate.

Reason: Protection of Council's infrastructure