

## Engineering Referral Response

<b>Application Number:</b>	DA2023/1782
<b>Proposed Development:</b>	Demolition works and construction of a dwelling house including swimming pool
<b>Date:</b>	08/04/2024
<b>To:</b>	Jordan Howard
<b>Land to be developed (Address):</b>	Lot 18 DP 16078 , 165 Headland Road 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 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

The proposed development is on a Low Level Property. A geotechnical report has been provided. Vehicle crossing construction is proposed. The stormwater plans propose to discharge stormwater from the site through a downstream easement. The aforementioned easement is not shown on survey plans. The following amendments are required to submitted plans:

1. Provide evidence of drainage easement to discharge stormwater from site.
2. If such easement exists, provide survey evidence and engineering certification to confirm functionality of system. This may require CCTV analysis.

### Engineering Comments 20.02.24

Stormwater management plans by PCE dated 16.02.24 show stormwater discharge to Headland Road. A pump is also used. The use of pumps is not supported. The Property is a Low Level Property. Stormwater discharge needs to be by gravity to the rear of site, in principle as shown on the stormwater plans by PCE dated 13.09.2023. The on-site detention system shown on these plans however is inadequate in size for a Low Level Property. The following advice is provided:

1. Easement acquisition is not seen as feasible due to the number of properties that would require traversal in order to reach the nearest street.
2. Geotechnical data indicates that due to the shallow rock, absorption is not feasible.
3. The applicant is required to design an on-site detention system to attenuate flows from the site back to the 20% AEP State of Nature Event in accordance with Appendix 2 of the Water Management for

Development Policy Version 2, 26 February. Provide a level spreader upstream of the existing gully at the rear of property. The proposed driveway only, may drain to the street without OSD. Undeveloped land on the other side of the gully at rear of site does not require connection to OSD and level spreader.

4. Provide DRAINS model to Council for perusal.

#### **Engineering Comments 27.03.24**

The amended stormwater management plans have addressed development engineering concerns. No further objections are raised to the development, 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 Water Management for Development Policy, and generally in accordance with the concept drainage plans prepared by Prime Consulting Engineers, drawing number H-23-591, dated 25.03.2024. 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 Certifier for approval prior to the issue of the Construction Certificate.

#### **Geotechnical Report Recommendations have been Incorporated into Designs and Structural Plans**

The recommendations identified in the Geotechnical Report referenced in Condition 1 of this consent are to be incorporated into the construction plans. Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the construction certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.

### **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.

### **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), 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 and level spreader 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.