

Engineering Referral Response

Application Number:	DA2022/2184
Proposed Development:	Partial demolition of an existing dwelling and the construction of a new dwelling and inground pool
Date:	27/06/2023
To:	Nick Keeler
Land to be developed (Address):	Lot 55 DP 12074 , 12 Kevin Avenue AVALON BEACH NSW 2107

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

27/06/2023:

Amended stormwater plans and driveway profile is provided.
No objections to approval subject to conditions as recommended.

20/04/2023:

Driveway profile on drawing no DA15, doesn't show true existing levels of street gutter, amended plan with correct levels to be provided.

An easement grant letter from rear neighbour, 1 Wollstonecraft Avenue AVALON BEACH is provided. But no revised stormwater plans with location of easement and site stormwater disposal are provided. Conceptual stormwater plans showing these details are requested.

28/03/2023:

The application seeks consent for partial demolition of an existing dwelling and the construction of a new dwelling and inground pool.

Access

Proposal is to demolish the existing driveway and garage and re-construct a new driveway, garage and patio by filling to a maximum depth of ~1.5m.

No longitudinal section of proposed driveway is provided. Longitudinal section of center of driveway from street gutter invert to parking space is to be provided with existing, proposed levels, chainage and grades.

Driveway profile to be in compliance with council's standard vehicular crossing profile and AS/NZS 2890:1;2004

Stormwater

Property is on the low side of the road, an above ground detention basin with level spreader is proposed.

But before Council consider these drawings applicant is advised as below:

a) The Stormwater drainage for the site shall demonstrate compliance with Council's Water Management for Development Policy, particularly Stormwater Drainage from Low Level Properties Technical Specification Section 5.5. As the subject site falls to the rear, an easement to drain water is to be created in favor of the site over the downstream properties. Evidence of owners consent by the property owners (1 Wollstonecraft Avenue AVALON BEACH & 3 Wollstonecraft Avenue AVALON BEACH)) shall be submitted with the Development Application. The Application shall be supported by a long section of the inter-allotment drainage to the connection with Council's road drainage system.

b) Should this method of stormwater disposal not be possible, evidence shall be submitted with the Application.

For sample letter refer Appendix 2, Easement Letter of Council's Water Management for Development Policy.

Geotech

Site is not mapped on Geotechnical Hazard area, but due to proposed excavation to a maximum depth of ~1.3m to install the proposed pool and to construct the proposed plant room, a Geotech report by White Geotechnical Group Pty Ltd, Ref: J4665, Dated 23rd Nov 2022 with Form 1 and 1A is provided. This report is to be implemented at design & construction phase.

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:

DEFERRED COMMENCEMENT CONDITIONS

Stormwater Drainage Easement

As the natural fall of the land is towards the rear of the site the disposal of stormwater drainage is to be in accordance with the drainage plan submitted by NB Consulting Engineers, Job No. 2210131, Drawing No. D06, Issue B, dated 05th May 2023. The easement is to be created under Sections 88B and/or 88K of the Conveyancing Act 1919. The applicant must provide Council with evidence of the created easement on title in order to activate the consent.

Stormwater drainage plans are to be submitted to Council for written approval detailing disposal of stormwater from the site in accordance with Council's Water Management Policy.

Reason: To ensure adequate provision is made for stormwater drainage from the site in a proper manner that protects adjoining properties.

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

Geotechnical Report Recommendations have been Incorporated into Designs and Structural Plans

The recommendations of the risk assessment required to manage the hazards as identified in the Geotechnical Report prepared by White Geotechnical Group Pty Ltd, Ref: J4665, Dated 23rd Nov 2022 are to be incorporated into the construction plans. Prior to issue of the Construction Certificate, Form 2 of the Geotechnical Risk Management Policy for Pittwater (Appendix 5 of P21 DCP) is to be completed and submitted to the Accredited Certifier. 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.

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 Low vehicle crossing profile and 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.

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 NB Consulting Engineers, Job No. 2210131, Drawing No. D01, D02, D06-D10, Issue B, dated 05th May 2023 and Drawing No. D03 to D05, Issue A, Dated 07/12/2022 . 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. OSD to be provided in accordance with Clause 9.0 of Council's Water Management for Development Policy.
- ii. Final stormwater discharge to be disposed of to Wollstonecraft Avenue, via an easement through 1 Wollstonecraft Avenue AVALON BEACH
- iii. 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 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.

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 Detention System

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.

Geotechnical Certification Prior to Occupation Certificate

The Applicant is to submit the completed Form 3 of the Geotechnical Risk Management Policy (Appendix 5 of P21 DCP) to the Principal Certifier prior to issue of the Occupation Certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.