

## Engineering Referral Response

Application Number:	DA2021/2401
Date:	20/05/2022
To:	Dean Pattalis
Land to be developed (Address):	Lot 1 DP 525554 , 5 Myoora Road TERREY HILLS NSW 2084

### 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

#### Revised comments 20/5/22

**The amended stormwater drainage plans detailing an above ground detention are now satisfactory subject to conditions**

#### Comments 2/5/22

**The stormwater drainage plans submitted by Northern Beaches Consulting have been reviewed and are not acceptable for the following reasons:**

- 1) The proposed threshold at the garage/shed entry is not an acceptable method for providing freeboard to the top water level of the above ground detention system. It will provide inconvenience to the users of the shed and will most likely be removed. The designer is to submit a design that complies with Councils water management policy in terms of providing adequate freeboard. A below ground tank option may need to be considered.**
- 2) The post developed flows up to the 1% AEP are considered acceptable , however the designer is also to provide the DRAINS model to council for review.**

#### Previous comments

The proposal to extend and widen the driveway and build a large garage is not supported as the applicant has not submitted a stormwater management plan addressing increased stormwater flow impacts on the downstream property.

The applicant is required to submit a stormwater management plan detailing the provision of on site stormwater detention in accordance with Council water management policy for development . All flows from the development are to be managed to limit hydraulic impacts on the adjoining downstream property.

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 POLICY FOR DEVELOPMENT**", and generally in accordance with the concept drainage plans prepared by NB Consulting, drawing number D02- D04B, D05A, D06B , dated April 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 (NER) and registered in the General Area of Practice for civil engineering.

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.

### **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 the approved construction certificate stormwater plans by the design engineer. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final 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), 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 Certifying Authority prior to the issue of final Occupation Certificate.

Reason: To ensure the on-site stormwater disposal system is maintained to an appropriate operational standard.