

Engineering Referral Response

Application Number:	DA2024/0423
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	26/06/2024
To:	Simon Ferguson Tuor
Land to be developed (Address):	Lot 16 DP 33000 , 23 Stella Street COLLAROY PLATEAU NSW 2097

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

26/06/2024

Development Engineering 2nd referral comments.

Council's Development Engineer raises no objection to the proposal subject to conditions.

A new driveway and vehicular crossover are proposed to access the new single garage.

Note to Planner: A condition shall be applied to ensure that the driveway width is no less than 2.5m.

13/05/2024

Council's Development Engineer does not support this proposal due to the site access and parking design.

Stormwater

The proposed increase in impervious area is less than 50sqm. Stormwater from the new development

is proposed to be directed into the existing onsite drainage system to the street, which is satisfactory subject to conditions.

After confirmation with Council's Stormwater Assets Team, no physical stormwater assets in front of the site, no conditions related to protection of Council's stormwater assets are applied.

Site access and parking

A new garage is proposed. The driveway gradients have been checked to be generally compliant. The existing vehicular crossover is proposed to be retained.

Council requests the below additional information to be submitted in regards to the site access and parking.

- It is likely that a new driveway is required to provide access to the proposed garage as the existing driveway is very narrow. The architectural plans shall be updated to show the extent of the driveway including any required amendments to the existing vehicular crossover to match the internal driveway.

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

Stormwater Disposal

The applicant is to submit Stormwater Engineering Plans for the new development within this development consent in accordance with AS/NZS 3500 and Council's Water Management for Development Policy, prepared by an appropriately qualified and practicing Civil or Hydraulic Engineer who has membership to Engineers Australia, National Engineers Register (NER) or Professionals Australia (RPENG) , indicating all details relevant to the collection and disposal of stormwater from the site, buildings, paved areas and where appropriate adjacent catchments.

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 2.5 metres wide in accordance with Northern Beaches Council Standard Drawing 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.

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.