

Engineering Referral Response

Application Number:	DA2023/0707
Proposed Development:	Alterations and additions to a dwelling house including a carport and secondary dwelling
Date:	19/02/2024
To:	Jordan Howard
Land to be developed (Address):	Lot 81 DP 866452 , 2 Manor Road INGLESIDE NSW 2101

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

Assessment 1 - 10/08/23:

The Development Application proposes the construction of a new secondary dwelling, carport, tree removal and ancillary works.

Access:

The applicant is proposing a new carport and driveway for the secondary dwelling. There are already 2 existing driveways servicing the main dwelling.

The proposed driveway would be the third driveway to service the property.

The property frontage is greater than 100m and there is no impact on street parking as there is overgrown grass on the road reserve.

The proposed driveway is in close proximity to councils existing open drain.

Requesting the applicant to locate the pipeline and show on the revised plans.

The grades are also quite steep.

Requesting 2 longitudinal sections on both ends of the proposed driveway from the edge of the bitumen to the proposed carport levels.

There would also be a significant impact on the street trees on the road reserve. Refer to council's landscaping teams comments.

Stormwater:

The site seems to be flood affected. As such, No OSD is required. A referral from our flood team would be required.

Council's records indicate that the subject property is burdened by a Council stormwater pipeline. Council has public Planning Maps online with stormwater information as a reference for detailed stormwater investigations, available under the "Stormwater" overlay map (<https://services.northernbeaches.nsw.gov.au/icongis/index.html>).

To demonstrate compliance with Warringah Council's Development Control Plan 2011 and Northern Beaches Council's Water Management for Development policy, it is recommended that the following details are submitted:

- Accurately locate, confirm dimensions including depth and plot to scale Council's public drainage system and associated infrastructure on the DA site 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)

If the applicant proposes to use a CCTV pipeline survey to confirm the location of the pipeline, it is recommended that the survey is carried out in accordance with Council's guideline

- All structures are to be located clear of any Council pipeline, pit or easement and comply with minimum vertical and horizontal clearances;
- Footings of any structure adjacent to an easement, pipeline, culvert or channel are to be designed in accordance with the above-mentioned policy; and
- Structural details prepared by a suitably qualified Civil Engineer demonstrating compliance with Council's policy are to be submitted.

A stormwater plan has been provided.
Requesting amended stormwater drainage plans.

Geotech:

The site falls within council's geotechnical hazard map.

Requesting the applicant to submit a geotechnical report and form no. 1 and 1(a), Checklist of requirements for geotechnical risk management report as per Council's Geotechnical Risk Management Policy for Pittwater.

As such, Development Engineering cannot support the application due to insufficient information to address B5.15 Stormwater, B6 Access and Parking and Appendix 5 of the DCP.

Assessment 2 - 10/11/23

Access:

The applicant has removed the proposed 3rd driveway which would serve the secondary dwelling. A third driveway wouldn't affect on street parking and was supported.

This is preferred as it would give direct access to the secondary dwelling for construction purposes and future access without interfering with the natural watercourse.

A turning bay in this site would also benefit users to allow entry and exit in a forward direction.

Alternatively, if the applicant does not wish to construct the driveway to serve the secondary dwelling, a summary of their construction methodology shall be provided to ensure the proposal does not affect council's stormwater infrastructure.

At a minimum a pedestrian path shall be created from the primary dwelling to the secondary dwelling to ensure there are no conflicts with councils stormwater infrastructure.



Stormwater:

A plan of the watercourse and council pipe has been provided. There is another watercourse in the adjacent property 10 Manor Rd which is in close proximity to the proposed secondary dwelling. This shall also be accurately located.

The survey plan shall be overlaid onto the architectural and stormwater plans.

In accordance with clause 4.4 Stormwater Discharge to Watercourse or Open Channel of the Water Management for Development Policy,

"Direct discharge to a waterway will only be permitted from land directly adjoining a waterway or coastal area when it can be demonstrated through the Water Management Plan that no other alternatives are available. Other alternatives should be considered as detailed in Section 5.5 of this

Policy."

As such, a spreader system or method of stormwater discharge that minimises scouring and dissipates over the land would be supported.

Geotech:

Forms 1 and 1(a) and a geotechnical report has been provided by White Geotechnical Group dated 24th October, 2023.

Recommendations have been provided to move the hazards to an acceptable risk.

This is supported and can be conditioned.

As such, development engineering cannot support the application due to insufficient evidence to address B5.15 Stormwater and B6 Access of the DCP.

Engineering Comments 19.02.24

Amended engineering plans have been submitted. I have no further objections to the proposed development subject to the inclusion of the recommended engineering conditions of consent.

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. Stormwater shall be conveyed from the site to **adjacent water course through a transpiration bed or minimum 6 metre long level spreader.**

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.

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** dated **24.10.2023** 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 **a maximum of 4.0** metres wide in accordance with Northern Beaches Council Standard Drawing **A4 3330/5 EL** 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.

Property Boundary Levels

The Applicant is to maintain the property boundary levels. No approval is granted for any change to existing property alignment levels to accommodate the development.

Details demonstrating compliance are to be submitted to the Principal Certifier.

Reason: To maintain the existing profile of the nature strip/road reserve.

Traffic Control During Road Works

Lighting, fencing, traffic control and advanced warning signs shall be provided for the protection of the works and for the safety and convenience of the public and others in accordance with RMS Traffic Control At Work Sites Manual (<http://www.rms.nsw.gov.au/business-industry/partners-suppliers/documents/technical-manuals/tcws-version-4/tcwsv4i2.pdf>) and to the satisfaction of the Roads Authority. Traffic movement in both directions on public roads, and vehicular access to private properties is to be maintained at all times during the works

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.

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.