

## Engineering Referral Response

<b>Application Number:</b>	DA2025/0130
<b>Proposed Development:</b>	Alterations and additions to a dwelling house including a swimming pool
<b>Date:</b>	16/06/2025
<b>To:</b>	Michael French
<b>Land to be developed (Address):</b>	Lot 2 DP 843624 , 17 Kanangra Crescent CLONTARF NSW 2093

### 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

#### Additional information submitted 20/05/2025

The revised stormwater plan including OSD is acceptable with existing connection to kerb for upper roof and lower roof and new roof to OSD tank and level spreader.

The property is benefited by an easement for recreation on the adjoining property which will not be impacted by the proposal.

Development Engineering support the proposal, subject to conditions as recommended.

#### 05/03/2025:

Development Application is for alterations and additions to the existing two storey dwelling house including

- construction of a swimming pool,
- new front entry porch with roof over that leads to the proposed pool and deck to the rear of the property.
- new tiled terrace at ground floor with stone clad pillars supporting the proposed deck above

**Access**

No changes to existing vehicular access are proposed.

**Stormwater**

Provided stormwater plans by Prime Consulting Engineers are not acceptable as site falls to rear and located under Region 3 zone 1.

Connection to street kerb & gutter is only permitted if its via gravity.

Applicant is also advised to title search for any drainage easement that benefits the site.

Site stormwater management to be designed in accordance with Council's Water Management for Development Policy.

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-24-1135 S01, S02, S03, S04 and S05 Issue A2, dated 19/05/2025. 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.

The drainage plans must address the following:

1. Provide an inspection cap adjacent to the proposed orifice for future inspection and maintenance.
2. Details of the level spreader including an inlet pit upstream for inspection and maintenance.

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 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 Disposal Structures**

The Applicant shall lodge the Legal Documents Authorisation Application with Council. The application shall include the original completed request forms (NSW Land Registry standard forms 13PC and/or 13RPA) and a copy of the Works-as-Executed plan (details overdrawn on a copy of the approved drainage plan by a Registered Surveyor), and Civil Engineers' certification.

The Applicant shall create on the Title a positive covenant in respect to the ongoing maintenance and restriction as to user over the on-site stormwater disposal structures within this development consent. The terms of the positive covenant and restriction as to user are to be prepared to Council's standard requirements at the applicant's expense and endorsed by Northern Beaches Council's delegate prior to lodgment 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 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.