

Engineering Referral Response

Application Number:	DA2019/1026
To:	Julie Edwards
Land to be developed (Address):	Lot B DP 400573 , 17 A Woodbine Street NORTH BALGOWLAH NSW 2093

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

General information

The development application is for demolition of existing dwelling and construction of new two-story dwelling.

The existing crossover and driveway within the road reserve are to remain. The proposed internal new driveway shall continue from the existing ROW driveway to the proposed garage. The site is within the Landslip Risk map "B" Geotechnical area.

Assessment Comments

The site is not located within Council's flood zoning. The proposed Storm-water Management does require an OSD as defined in Part 4 of the OSD

Checklist as the proposed hardstand area (b) is greater than 40% of the site area (a).

However, the proposal is for the construction of one residential dwelling and Council will not impose a requirement for the OSD system.

The proposed levels for continuation of an internal driveway are acceptable.

Any proposed works within the established ROW shall be agreed in writing with other users prior to any Construction Certificate is issued for the approved development and commencement of any works related to demolition.

- The proposal is recommended for approval subject to conditions.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

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Recommended Engineering Conditions:

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

Stormwater Disposal Design

The Stormwater Engineering Design Plans for the new development shall be prepared by an appropriately qualified and practicing Civil Engineer, indicating all details relevant to the collection and disposal of storm-water from the site, paved areas and where appropriate adjacent catchments. The Stormwater Engineering Design Plans shall be in accordance with Northern Beaches Council's - Warringah Water Management Policy PL 850 and relevant Australian Standards. Stormwater shall be conveyed from the site to the downstream kerb and gutter through the established internal driveway being ROW. Any proposed works within the established ROW shall be agreed in writing with other users prior to any Construction Certificate is issued for the approved development and prior to commencement of any works related to approved demolition. Discharge point at kerb and gutter along Woodbine Street shall be located away from any existing layback for a minimum of 500 mm.

Details demonstrating compliance with the above and relevant imposed conditions of this consent shall be submitted to the Certifying Authority for approval prior to the issue of any Construction Certificate.

Reason: To ensure appropriate provision for drainage disposal and stormwater management arising from the development.

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Utilities Services

Prior to the issue of the Construction Certificate, the Applicant is to obtain the following:

- (a) A letter from the utility provider confirming that satisfactory arrangements have been made for the approved development; and
- (b) Evidence that notification has been received from a utility authority that requirements for the development can be provided.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure that services have been provided as required by this Consent.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

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

Certification of Stormwater Works

The Applicant shall submit a certificate from a suitably qualified and practicing Civil Engineer with corporate membership of the Institute of Engineers Australia (M.I.E.), or equivalent and has appropriate experience and competence in the related field. The certificate shall demonstrate compliance of the drainage/stormwater management system been installed to the manufacturer's specification (where applicable), all relevant standards and completed in accordance with the approved engineering plans and specifications required within this development consent. The certificate shall be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate.

Reason: To ensure Stormwater Management has been built in accordance with the plans and specifications required under this consent.