

Engineering Referral Response

Application Number:	DA2022/2207
Proposed Development:	Demolition works and construction of a dwelling house including swimming pool
Date:	07/11/2023
To:	Jordan Davies
Land to be developed (Address):	Lot A DP 358783 , 30 Abernethy Street SEAFORTH NSW 2092

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

Not Supported on current plans

The proposal is for demolition works and construction of a new dwelling. The submitted stormwater plan proposal disposal to a level spreader via an OSD system which is acceptable subject to conditions. Refusal of easement letters have been provided.

The proposal involves significant works in the road reserve which requires comments and concurrence from Council's Road Asset team prior to final engineering assessment.

Additional Information Provided 16/8/2023

Driveway Access

Insufficient information has been provided with regard to the proposed access driveway. The proposed gradients do not comply with current standards and the transition extends within the parking space. Any transitions proposed within the garage must be outside the parking space. The parking area must not exceed a 5% grade. It is recommended that Council's standard Maximum Low profile be adopted. This may require amendments to the proposed garage level. The Applicant shall provide a long-section at both edges of the proposed access driveway to the proposed garage and demonstrate compliance with AS2890.1.

Stormwater

It is noted that the rear neighbors have raised concerns regarding stormwater management. As the site falls to the rear and refusal of easement letters have been provided the discharge via level spreader is acceptable. However the design of the level spreader shall be in accordance with Appendix 4 of Council's Water Management for Development Policy. Total discharge including bypass flows and controlled flows through the level spreader must not exceed the 20% AEP state of nature storm event.

The geotechnical report has indicated that an absorption system is not viable for the site. Please provide concurrence from the geotechnical engineering regarding the method of stormwater disposal and the location of the level spreader.

Additionally the amended plans have not addressed the Road Assets teams requirements for the removal of the existing encroachment on the road reserve. Amended plans are to address the requirements of the Road Asset team as well as address the engineering concerns as above.

Additional Information Provided 27/10/2023

Driveway Access

The amended driveway profile has been reviewed. While the transition within the garage has been removed the proposed gradients do not comply. To comply with the Maximum Low profile the garage level will need to be raised by approximately 400mm. The link to the profile is as follows: <https://files-preprod-d9.northernbeaches.nsw.gov.au/nbc-prod-files/documents/general-information/driveway-and-vehicle-crossings/standard-vehicle-crossing-profile-maximum-low-jul22.pdf?1698376820>.

Stormwater

A screen shot of the geotechnical engineer's email providing concurrence for the location of the level spreader has been provided which is insufficient. Please provide correspondence from the geotechnical engineering regarding the method of stormwater disposal, the rate of discharge and the location of the level spreader confirming that it will not cause any landslip issues.

Additional Information Provided 7/11/2023

The amended driveway profile is acceptable subject to conditions. email concurrence has been provided from the geotechnical engineer regarding the level spreader. No objections to approval subject to conditions as recommended.

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 Hyten Engineering, project number 22 H 243, drawing number SW00, SW01, SW02, Sw03, dated 3/11/2022. 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:

- i. The design of the level spreader shall be in accordance with Appendix 4 of Council's Water Management for Development Policy.
- ii. Total discharge including bypass flows and controlled flows through the level spreader must not exceed the 20% AEP state of nature storm event.

Detailed drainage plans, including engineering certification, are to be submitted to the Certifier for approval prior to the issue of the Construction Certificate.

Traffic Management and Control

The Applicant is to submit an application for Traffic Management Plan to Council for approval prior to issue of the Construction Certificate. The Traffic Management Plan shall be prepared to TfNSW standards by an appropriately certified person.

Reason: To ensure appropriate measures have been considered for site access, storage and the operation of the site during all phases of the construction process.

Geotechnical Report Recommendations have been Incorporated into Designs and Structural Plans

The recommendations identified in the Geotechnical Report referenced in Condition 1 of this consent are to be incorporated into the construction plans. 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 5.0 metres wide in accordance with concept plans by McLaren Traffic Engineering, job number 2023-936, drawing number 2023-936-01-02A, dated 5/9/2022 and council specifications 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.

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 TfNSW Traffic Control At Work Sites Manual 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****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 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.