

Engineering Referral Response

Application Number:	DA2021/1135
Date:	29/11/2021
To:	Gareth David
Land to be developed (Address):	Lot 3 DP 1196894 , 6 Guwara Road DUFFYS FOREST NSW 2084

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

Updated comments 29/11/21

In relation to stormwater management the original subdivision approval approved with an 88B instrument refers to a specific stormwater management system including stormwater detention to protect the downstream conservation area as denoted by E on the subdivision plan.

In light of the specific stormwater management requirements for the lot , an updated stormwater management plan is to be provided by the applicant to demonstrate there are no increases in stormwater flows from the proposed development for a range of storm events. The maintenance existing stormwater flows is to limit any impacts on the conservation area.

Previous comments

The proposed alterations and additions are not supported for the following reasons:

1)Terms of Positive Covenant – Right of Carrageway

The subject lot is burdened by a number of easements and restrictive covenants, in the Section 88B Instrument for DP1195894, which were required as part of the approved subdivision of the land under development consent DA2005/0376. The restriction on the use of land referred to and numbered 4 states the following:

Right of Carriageway, over those areas marked 'C' in the abovementioned Plan, as set out in Schedule 4A of the Conveyancing Act with the following addition:

Access is limited to the purposes of emergency access, access for emergency services and rural fire services personnel.

The proposed tennis court is proposed to be built over of this right of carriageway and would prevent access for the Rural Fire Service and emergency services as required by the original conditions of the subdivision development consent. and therefore is not supported.

2) Stormwater management.

The proposed works to extend the current stormwater discharge device are not supported because the works will impact on the existing ecology which was originally intended to remain in its current form. Additionally the construction of a tennis court in the current location will impact overland flows in higher storm events and lead to hydrological impacts on the downstream ecology.

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 demonstrate how stormwater from the new development within this consent is disposed of to an existing approved system or in accordance with Northern Beaches Council's **WATER MANAGEMENT POLICY for DEVELOPMENT**. Details by an appropriately qualified and practicing Civil Engineer demonstrating that the existing approved stormwater system can accommodate the additional flows, or compliance with the Council's specification are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

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

Vehicle Crossings Application

The Applicant is to submit an application for driveway levels with Council in accordance with Section 138 of the Roads Act 1993. The fee associated with the assessment and approval of the application is to be in accordance with Council's Fee and Charges.

An approval is to be submitted to the Certifying Authority 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.

Vehicle Crossings

The Applicant is to construct one vehicle crossing 4 metres wide in accordance with Northern Beaches Council Rural Crossing Drawing and the driveway levels application approval. An Authorised Vehicle Crossing Contractor shall construct the vehicle crossing and associated works within the road reserve in plain concrete. All redundant laybacks and crossings are to be restored to footpath/grass. Prior to the pouring of concrete, the vehicle crossing is to be inspected by Council and a satisfactory "Vehicle Crossing Inspection" card issued.

A copy of the vehicle crossing inspection form is to be submitted to the Principal Certifying Authority.

Reason: To facilitate suitable vehicular access to private property.

**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 Councils water management policy for development and all relevant Australian Standards and Codes by the stormwater drainage engineer. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To ensure appropriate provision for the disposal of stormwater arising from the development.