

Engineering Referral Response

Application Number:	DA2025/1002
Proposed Development:	Demolition Works and construction of a building for use as a fruit shop and pet shop
Date:	06/08/2025
To:	Brittany Harrison
Land to be developed (Address):	Lot 4 DP 737411 , 62 Myoora Road TERREY HILLS 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

The Applicant seeks approval to demolish the existing house and shed and to construct a new building along with two new vehicular entry car parking spaces and loading Zone. The submitted stormwater management plan is acceptable, as are the two proposed vehicle entries.

Due to increased demand for amenities generated by the proposed development, the existing Council road infrastructure—including kerb and gutter, road shoulder, and paved footpath—fronting the site will require construction or upgrade.

There are no Development Engineering objections to the proposal, subject to compliance with the recommended conditions.

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:

FEES / CHARGES / CONTRIBUTIONS

Construction, Excavation and Associated Works Security Bond(s)

The applicant is to lodge a bond with Council for the following:

Road Works

As security against any damage or failure to complete the construction of road pavement/shoulder reconstruction works required as part of this consent a bond of \$150,000.00.

Maintenance for Civil Works

A maintenance bond of \$75000.00 for the construction of road works such as footpath, kerb & gutter and pavement. The maintenance bond will only be refunded upon completion of the six month maintenance period, if work has been completed in accordance with the approved plans and to the satisfaction of Council. The maintenance bond is to be paid prior to Council prior to issuing of practical completion.

Details confirming payment of the bond(s) are to be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: Protection of Council's infrastructure.

**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 Northrop, drawing number DAC01.02,

DAC01.11, DAC 01.21, DAC02.01, DAC03.01, DAC4.01, DAC04.02, DAC06.01, DAC06.02, DAC06.03 - Rev 2, dated 23.06.25. 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.

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.

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.

Off Street Parking Design

The Applicant shall submit a design for the parking facility in accordance with the relevant provisions of Australian/New Zealand Standard AS/NZS 2890.1:2004 parking facilities.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: Compliance with this consent.

Submission Roads Act Application for Civil Works in the Public Road

The Applicant is required to submit an application to Council for approval of infrastructure works within the Council-managed roadway. This application, including engineering plans for development works within the road reserve and associated with this development consent, must be submitted under the provisions of Sections 138 and 139 of the *Roads Act 1993*.

The application must include Civil Engineering design plans for the following elements, generally in accordance with Council's engineering specifications (AUS-SPEC #1). All plans must be prepared by a qualified Civil Engineer and must include the following design requirements:

Road Shoulder Design

- A 2.5-metre-wide road shoulder must be designed with a 3% crossfall, without a dish drain, and constructed along the full frontage of the development site on Cooyong Road.
- Transitions to the existing kerb & gutter and dish drain must extend at least 3 metres beyond the side boundaries of the property where necessary.
- Adjustments may be necessary to existing road infrastructure, including the roundabout and any existing dish drain.
- The design must allow and considered for the future extension of the road shoulder along Cooyong Road.
- Design plans must include longitudinal and cross-sectional details of both proposed and existing levels and at 15-metre intervals (e.g., kerb levels existing & proposed and pavement centerline), referenced to Australian Height Datum (AHD).

Footpath and Nature Strip Grading

- The footpath nature strip must be regraded as part of the works.
- A 1.5-metre-wide concrete footpath must be constructed along the full frontage of the development site.
- Pram ramp at the road intersection.

Utility Services

- All public and private utility services must be accurately shown on the design.
- Services must be relocated if necessary, at the applicant's expense.

Adjustment of Existing Infrastructure

- Existing road infrastructure is to be modified as required to align with the proposed pavement levels and overall design.

Pavement Design

- Detailed pavement design must be submitted in accordance with AUS-SPEC #1.

Vehicle Crossings

- Two heavy-duty vehicle crossings are to be provided with 200mm reinforced F82 mesh over 2000mm Road base DGB 20mm:
 - One on Myoora Road, 9.0 metres wide at the boundary, splayed 2.0 metres at the kerb.
 - One on Cooyong Road, 6.0 metres wide.
 - Designs must generally comply with the Northern Beaches Council Standard Drawing profiles.

Fees and Certification

- Fees for the assessment and approval of the application must be paid in accordance with Council's Fees and Charges Schedule.
- Approval of the infrastructure works application must be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: To ensure that all engineering works are designed and constructed in accordance with relevant standards and Council's specifications.

Pre-Commencement Dilapidation Report

The applicant must prepare and submit a dilapidation report providing an accurate record of the existing condition of adjoining public property and public infrastructure (including roads, gutter, footpaths, etc). A copy of the report must be provided to Council, any other owners of public infrastructure and the owners of adjoining and affected private properties.

The dilapidation report must be submitted to Council for written approval and the written approval is then to be submitted to the Certifier prior to the issue of the any Construction Certificate and the commencement of any works including demolition.

Reason: Protection of Council's infrastructure during construction.

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 Transport for NSW 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

Certification of Civil Works and Works as Executed Data on Council Land

The Applicant shall submit certification by a suitably qualified Civil Engineer, who has membership to Engineers Australia, National Engineers Register (NER) or Professionals Australia (RPENG) that the completed works have been constructed in accordance with this consent and the approved Section 138 plans. Works as Executed data certified by a registered surveyor prepared in accordance with Council's 'Guideline for preparing Works as Executed data (details overdrawn on a copy of the approved civil plans) for Council Assets' in an approved format shall be submitted to Council for approval prior to the release of any security deposits.

Reason: To ensure compliance of works with Council's specification for engineering works.

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 by a Registered Surveyor), and Civil 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.

Post-Construction Dilapidation Report (Major Development)

The applicant must bear the cost of all restoration works to Council's road, footpath and drainage assets damaged during the course of this development.

A Post Construction Dilapidation Report after the completion of all building works is to demonstrate that there is no damage to Council infrastructure prior to the refund of any security deposits.

Reason: To ensure security against possible damage to Council property.