

Engineering Referral Response

Application Number:	Mod2023/0523
Proposed Development:	Modification of Development Consent DA2021/2527 granted for Alterations and additions to a dwelling house
Date:	28/11/2023
To:	Stephanie Gelder
Land to be developed (Address):	Lot 116 DP 4889 , 114 Seaforth Crescent 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

The proposed modification to alter the driveway crossing and detention system is supported.

Development Engineering support the proposal, subject to the modification to the following conditions of consent DA2021/2527.

Condition 1a) is to be modified to delete the references to all the listed Engineering Plans and replace them with the following.

Stormwater Drainage General Notes - 2210039 D01 Issue C	dated
27.11.2023 prepared by NB Consulting Engineers	
Garage Stormwater Drainage Plan - 2210039 D02 Issue C	dated
27.11.2023 prepared by NB Consulting Engineers	
Ground Floor Stormwater Drainage Plan - 2210039 D03 Issue C	dated
27.11.2023 prepared by NB Consulting Engineers	
First Floor & Roof Stormwater Drainage Plan - 2210039 D04 Issue C	dated
27.11.2023 prepared by NB Consulting Engineers	
Stormwater Drainage Details Sheet 1 - 2210039 D05 Issue C	dated
27.11.2023 prepared by NB Consulting Engineers	
OSD Areas - 2210039 D06 Issue C	dated

27.11.2023	prepared by NB Consulting Engineers	
Civil Engineering Notes & Drawing Schedule - 2210039 C01 Issue B		dated
08.08.2023	prepared by NB Consulting Engineers	
Driveway Access Plans - 2210039 C02 Issue B		dated
08.08.2023	prepared by NB Consulting Engineers	
Proposed Contour & Spot Levels Layout Plan (Approximate) - 2210039 C03 Issue B		dated
08.08.2023	prepared by NB Consulting Engineers	
Longitudinal Sections - Sheet 1 - 2210039 C04 Issue B		dated
08.08.2023	prepared by NB Consulting Engineers	
Longitudinal Sections - Sheet 2 - 2210039 C05 Issue B		dated
08.08.2023	prepared by NB Consulting Engineers	
Longitudinal Sections - Sheet 3 - 2210039 C06 Issue B		dated
08.08.2023	prepared by NB Consulting Engineers	
Longitudinal Sections - Sheet 4 - 2210039 C07 Issue B		dated
08.08.2023	prepared by NB Consulting Engineers	

Condition 9 is to be modified as follows.

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 NB Consulting Engineers, drawing number 2210039 D01, D02, D03, D04, D05 and D06 Issue C, dated 27.11.23. Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer, who has membership to Engineers Australia, National Engineers Register (NER) 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.

Condition 22 is to be modified as follows.

Vehicle Crossings

The Applicant is to reconstruct the vehicle crossing 3 metres wide in accordance with Northern Beaches Council Drawing Extra High, and the Civil Engineering drawings by NB Consulting Engineers, drawing number 2210039 C01, C02, C03, C04, C05, C06 and C07 Issue B dated 08.08.23 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.

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:

Nil.