

Engineering Referral Response

Application Number:	DA2023/1329
Proposed Development:	Alterations and additions to a dwelling house including construction of a studio and two carports
Date:	24/06/2024
To:	Megan Surtees
Land to be developed (Address):	Lot 17 DP 29517 , 52 Hilltop Road AVALON BEACH NSW 2107 Lot D DP 413722 , 52 Hilltop Road AVALON BEACH NSW 2107

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

Original comments (30 September 2023)

The proposed development is in Region 1. A geotechnical report has been provided. Vehicle crossing construction is not proposed. The proposed development results in an increase in impervious areas exceeding 50m². On-site detention is required but has not been addressed with the submitted plans. Amended submission is required showing on-site detention designed in accordance with Table 7 of Section 9.3.1 of Council's *Water Management for Development Policy Version 2, 26 February 2021* (WMfDP).

Additional Comments (23 May 2024)

The Applicant provided the following response to Council's request for further information letter:

'refer to architect drawing 100.01.

Drawing indicated the location of the existing on site detention tanks located under the existing swimming pool.

The proposed studio and main dwelling additions are to be connected to the current stormwater system which connects to the rainwater and in site detention tank.

There are 2 x 5000 Litre tanks. I am happy to show the stormwater engineer on site if they would like to inspect the current system.'

I refer to the response from the applicant shown above.

1. It is unclear whether the tanks referred to are "rainwater" or "on-site detention" tanks. It is likely however that these tanks are only rainwater/ retention tanks and not detention tanks.

2. Based on the submitted Architectural plans, a minimum of 9,000 litres of additional detention storage will be required.

3. The applicant is advised to provide amended stormwater management plans from a qualified Civil Engineer which provide the following information:

(i) Connection of the entire roof area of secondary dwelling to an on-site detention tank in accordance with Table 7.

(ii) Connection of the entire roof area of the proposed extension to an on-site detention tank in accordance with Table 7.

(iii) Retention of any existing stormwater management measures (detention and retention tanks).

Engineering Comments 24.06.24

Revised stormwater management plans have been provided showing the provision of an on-site detention system for additional impervious areas. Development engineering raises no objections to the proposed development, subject to 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:

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 maconachie & partners p/l, job number 4082, dated 19.06.24. 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 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 of the risk assessment required to manage the hazards as identified in the Geotechnical Report prepared by White Geotechnical Group dated 04.09.2023 are to be incorporated into the construction plans. Prior to issue of the Construction Certificate, Form 2 of the Geotechnical Risk Management Policy for Pittwater (Appendix 5 of P21 DCP) is to be completed and submitted to the Accredited Certifier. 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.

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.

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 all relevant Australian Standards and Codes by a suitably qualified person. Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

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

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), 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.

Geotechnical Certification Prior to Occupation Certificate

The Applicant is to submit the completed Form 3 of the Geotechnical Risk Management Policy (Appendix 5 of P21 DCP) to the Principal Certifier prior to issue of the Occupation Certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.