

Engineering Referral Response

Application Number:	DA2023/0900
Proposed Development:	Alterations and additions to a dual occupancy including two garages and a pool.
Date:	24/08/2023
To:	Olivia Ramage
Land to be developed (Address):	Lot 53 DP 774017 , 4 C Minkara Road BAYVIEW NSW 2104

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 development in Region 1 involves an increase in impervious area of over 50m² and cannot drain to the street and is thus subject to Council's Low Level Property policy. In accordance with Council's *Water Management for Development Policy Version 2 26 February 2021* (WMfDP), the applicant is nominally required to undertake the following sequential process:

1. Obtain an easement from a downstream property to connect to the street or a watercourse. Use Appendix 2 of the WMfDP as proof of acceptance or rejection of easement request.
2. If an easement request is rejected, the applicant is required to investigate the feasibility of an absorption pit as per Appendix 3 of the WMfDP. This will require a geotechnical report and permeability testing.
3. If an absorption pit is not feasible, the applicant is required to construct an on site detention system and a level spreader as per the requirements of Appendix 4 of the WMfDP. The on site detention system will be required to restrict flows back to the state of nature (100 % pervious pre-development) 20% AEP event.

Given the site characteristics of the site, a drainage easement and absorption pit design may not be feasible. Council will accept Option 3, being an onsite detention system and level spreader as per Appendix 4 of the *Water Management for Development Policy Version 2 26 February 2021*. Provide amended stormwater plans.

Engineering Comments 24.08.23

After a second perusal of submitted plans it is apparent that there is no increase in impervious area. The consulting engineer was asked to amend the level spreader design in order to direct flows away from habitable land. This has been achieved. I have no further objections to the proposed development.

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 submit Stormwater Engineering Plans for the new development within this development consent in accordance with AS/NZS 3500 and Council's Water Management for Development Policy, prepared by an appropriately qualified and practicing Civil or Hydraulic Engineer who has membership to Engineers Australia, National Engineers Register (NER) or Professionals Australia (RPENG), indicating all details relevant to the collection and disposal of stormwater from the site, buildings, paved areas and where appropriate adjacent catchments. Stormwater shall be conveyed from the site to **a level spreader in accordance with the Stormwater Management Plans prepared by KD Stormwater Pty Ltd Job No. DG2660 dated 08.06.23.**

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

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

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.

Property Boundary Levels

The Applicant is to maintain the property boundary levels. No approval is granted for any change to existing property alignment levels to accommodate the development.

Details demonstrating compliance are to be submitted to the Principal Certifier.

Reason: To maintain the existing profile of the nature strip/road reserve.

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 the level spreader 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.