

Engineering Referral Response

Application Number:	DA2023/0191
Proposed Development:	Demolition works and construction of a dwelling house
Date:	02/05/2023
To:	Jordan Howard
Land to be developed (Address):	Lot 19 DP 28394 , 19 Moresby Place ALLAMBIE HEIGHTS NSW 2100

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 application seeks consent for demolition works and construction of a dwelling house.

Stormwater

The existing topography of the site slopes towards the eastern property boundary. The Stormwater Management Plan prepared by Classic Building & Design, Job No. CC171 Drawing No. 12-13, dated 12/2022, is noted. The concept plan proposes that all stormwater captured within the system is directed into a rainwater tank and then discharged at the continuous layback on the high side of the existing shared driveway. The location of the discharge point will have to be changed to the low side of the existing shared driveway as the proposed location does not have sufficient fall to street. The proposed stormwater pipe will have to cross underneath the vehicle crossing, which will require partial reconstruction of the slab. The stormwater outlet to street must be gravity fed with minimum 0.5% fall.

Access

The proposed garage and internal driveway will require partial reconstruction of the existing shared vehicle crossing. Existing timber retaining wall located within the road reserve is to remain.

No objections to proposal, 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****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 Moresby Place.

The Stormwater Engineering Plans are to include the following:

1. Stormwater is to be discharged at the continuous layback on the low side of the existing shared driveway
2. Stormwater outlet to street must be gravity fed, with minimum 0.5% fall
3. All services located within the road reserve are to be indicated on the plan. Where any services are to be adjusted as a result of the works, approval from the relevant service authority is to be provided.

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

Vehicle Crossings Application

The Applicant is to submit an application with Council for driveway levels to construct a vehicle crossing 3.0 metres wide in accordance with Northern Beaches Council Standard Vehicle Crossing Profile - Normal 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.

A Council approval is to be submitted to the Certifier prior to the issue of the Construction Certificate.

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.

