

Engineering Referral Response

Application Number:	DA2023/0426
Proposed Development:	Construction of entry pathway, walls, decorative features, pergola, terrace and landscaping
Date:	12/07/2023
To:	Gareth David
Land to be developed (Address):	Lot 3 DP 1132323 , 368 Joalah Road DUFFYS FOREST 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

12/07/2023:

The applicant advises "The proposed works are external only and are limited to existing garden and pool terrace areas immediately adjacent the front and rear of the existing dwelling. Proposed works include construction of a paved pedestrian entry pathway connecting the driveway to the existing paved court and entry path, low steel walling, a fountain/water feature, steel batten screening and shrub planting in the front, and an attached steel pergola, split-level paved terrace, stone walling and a shading roof structure with built-in outdoor fireplace over an area of existing pool terrace at the rear."

Stormwater

The site is within region 2, falls towards the rear and is a continuation of the bushland of Ku-ring-gai Chase National Park.

The proposal is for minor alterations and additions. As such, no OSD is required.

Access

No proposed change to vehicular access.

No development engineering objections 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 demonstrate how stormwater from the new development within this consent is disposed of to an existing approved system or in accordance with Northern Beaches Council's Water Management for Development Policy. Stormwater shall be conveyed from the site to the rear. Details by an appropriately qualified and practicing Civil or Hydraulic Engineer demonstrating that the existing approved stormwater system can accommodate the additional flows, or compliance with Council's policy are to be submitted to the Certifier for approval prior to the issue of the Construction Certificate.

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.

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.