

## Engineering Referral Response

<b>Application Number:</b>	DA2025/0104
<b>Proposed Development:</b>	Construction of a dwelling house
<b>Date:</b>	03/07/2025
<b>To:</b>	Dean Pattalis
<b>Land to be developed (Address):</b>	Lot 27 DP 31528 , 21 Arthur Street FORESTVILLE NSW 2087

### Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m<sup>2</sup> 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

**3/07/2025**

#### **Development Engineering 3rd Referral Response.**

#### **Council's Development Engineer raises no objection to this proposal subject to conditions.**

- Revised BASIX Certificate has been provided. The stormwater design is generally satisfactory subject to conditions.

**24/06/2025**

#### **Development Engineering 2nd Referral Response.**

#### **Council's Development Engineer requests additional information regarding the stormwater design.**

- The invert level of Council's existing stormwater pit to be connected to still hasn't been provided by a qualified professional. The invert level shall be shown in RL AHD.

- According to the submitted BASIX Certificate, the required minimum rainwater tank volume is only 3,100 Liters. The OSD system design can only then allow offset in volume for 3,100 Liters. The stormwater plans shall be revised accordingly.

**4/04/2025**

**Development Engineering 1st Referral Response.**

**Council's Development Engineer requests additional information regarding the stormwater design.**

This proposal is for construction of a dwelling house.

**Stormwater**

The site drains to Willunga Crescent. An OSD system is provided with rainwater tank offset. A stormwater bond has been placed on this application just in case any damage to Council's Stormwater Assets.

**Council's Development Engineer requests additional information regarding the stormwater design as detailed below.**

- The invert level of Council's existing stormwater pit to be connected to shall be verified on site by a registered surveyor to ensure that gravity discharge can be provided from the boundary pit to Council's stormwater pit.
- According to the submitted BASIX Certificate, the required minimum rainwater tank volume is only 3,100 Liters. The OSD system design can only then allow offset in volume for 3,100 Liters.

**Site Access and Parking**

The driveway gradients are generally satisfactory subject to conditions. The boundary levels may need to be slightly altered to suit the proposed new driveway.

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:**

**FEES / CHARGES / CONTRIBUTIONS**

**Construction, Excavation and Associated Works Security Bond(s)**

The applicant is to lodge a bond with Council for the following:

**Drainage Works**

As security against any damage to Council's drainage infrastructures as part of this consent a bond of

\$5,000.

Details confirming payment of the bond(s) are to be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: Protection of Council's infrastructure.

## **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 Ibrahim Stormwater Consultants, drawing number C11920-17261, Sheet 1-2, Issue 1, dated 18/12/2024. 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 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.

### **Submission Roads Act Application for Civil Works in the Public Road**

The Applicant is to submit an application for approval for infrastructure works on Council's roadway. Engineering plans for the new development works within the road reserve and this development consent are to be submitted to Council for approval under the provisions of Sections 138 and 139 of the Roads Act 1993.

The application is to include Civil Engineering plans for the design of the new vehicular crossover and the proposed stormwater connection to Council's stormwater pit, which are to be generally in accordance with the Council's specification for engineering works - AUS-SPEC #1. The plans shall be prepared by a qualified Civil Engineer.

The design must include the following information:

- Driveway long-sections along both sides of the driveway starting from the centerline of the road to the parking facility in accordance with AS/NZS 2890.1:2004 by a suitably qualified civil engineer.
- Removal of any redundant vehicular crossover.
- Details of the proposed stormwater connection to Council's stormwater pit including all relevant levels.

The fee associated with the assessment and approval of the application is to be in accordance with Council's Fee and Charges.

An approval is to be submitted to the Principal Certifier prior to the issue of the Construction

Certificate.

Reason: To ensure engineering works are constructed in accordance with relevant standards and Council's specification.

### **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**

#### **Certification of Civil Works and Works as Executed Data on Council Land**

The Applicant shall submit certification by a suitably qualified Civil Engineer, who has membership to Engineers Australia, National Engineers Register (NER) or Professionals Australia (RPENG) that the completed works have been constructed in accordance with this consent and the approved Section 138 plans. Works as Executed data certified by a registered surveyor prepared in accordance with Council's 'Guideline for preparing Works as Executed data (details overdrawn on a copy of the approved civil plans) for Council Assets' in an approved format shall be submitted to Council for approval prior to the release of any security deposits as well as prior to the issue of the Occupation Certificate.

Reason: To ensure compliance of works with Council's specification for engineering works.

#### **Positive Covenant and Restriction as to User for On-site Stormwater Detention**

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 by a Registered Surveyor), 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 detention 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 stormwater detention as to user is to be submitted.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Occupation Certificate.

Reason: To ensure the on-site stormwater disposal system is maintained to an appropriate operational standard.