

Engineering Referral Response

Application Number:	DA2024/1733
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	16/05/2025
To:	Dean Pattalis
Land to be developed (Address):	Lot 8 DP 244469 , 5 Roosevelt Avenue 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

16/05/2025

Development Engineering 3rd Referral Comments.

Stormwater

The amended stormwater design is generally satisfactory subject to conditions.

17/04/2025

Development Engineering 2nd Referral Comments.

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

The following required changes shall be applied to the stormwater system.

- To avoid regular overflow from the OSD tank, rainwater runoff from 140sqm of the roof areas as per the BASIX requirements can be directed to the rainwater tank from which overflow can be directed to the OSD tank.
- Rainwater runoff from the rest of the roof areas can be directed to the OSD basin directly.
- The dimensions of the OSD tank shall be clarified to match the OSD tank volume.
- The orifice size of the OSD tank can be increased to approximately 80mm to reduce the overflow from the OSD tank.
- According to the OSD basin parameters in DRAINS model, the highest OSD basin ground level can be RL 100.15m. The plans shall be revised to reflect the OSD basin ground levels profile in DRAINS model.

Site Access and Parking

The submitted driveway long-sections seem generally satisfactory subject to conditions.

7/02/2025

Development Engineering 1st Referral Comments.

Council's Development Engineer cannot support this proposal due to the stormwater design and the site access and parking.

Stormwater

Council's Development Engineer cannot support this proposal due to the stormwater design as detailed below.

- For low level properties, OSD volume does not allow rainwater tank volume offset in accordance with Clause 5.5 of Council's "Water Management for Development Policy."
- A copy of DRAINS model shall be submitted for detailed assessment.

Site Access and Parking

Council's Development Engineer cannot support this proposal due to the site access and parking as detailed below.

- It shall be clarified that how many parking spaces are provided for the site. The parking slab levels shall be shown on the plans.
- Driveway long-sections along both edges of the driveway starting from the centreline of the front road to the parking area by a suitably qualified civil/traffic engineer shall be submitted demonstrating compliance with AS/NZS 2890.1:2004. In particular, the parking slab gradient shall be no more than 5%.

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 H & M Consultancy, drawing number 2425-038, Sheet 01-06, Rev 6, dated 30/04/2025. 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.

Vehicle Crossings Application

The Applicant is to submit an application with Council for driveway levels to construct one vehicle crossing 3 metres wide at the kerb line and 4 metres wide at the boundary in accordance with Northern Beaches Council Standard Drawing Extra Low in accordance with Section 138 of the Roads Act 1993.

Note, driveways are to be in plain concrete only.

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.

Reason: To facilitate suitable vehicular access to private property.

Off Street Parking Design

The Applicant shall submit a design for the parking facility and the associated driveway in accordance with the relevant provisions of Australian/New Zealand Standard AS/NZS 2890.1:2004 parking facilities - Off-street car parking, in particular Section 2.6 Design of Domestic Driveways.

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

Reason: Compliance with this consent.

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

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 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 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 stormwater disposal structures 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.

Certification of Off Street Parking Works

The Applicant shall submit a certificate from a suitably qualified person certifying that the parking facility and the associated driveway were constructed in accordance within this development consent and the relevant provisions of Australian/New Zealand Standard AS/NZS 2890.1:2004 parking facilities - Off-street car parking, in particular Section 2.6 Design of Domestic Driveways.

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

Reason: Compliance with this consent.