

Engineering Referral Response

Application Number:	DA2025/0367
Proposed Development:	Construction of a dual occupancy (detached)
Date:	03/07/2025
To:	Thomas Burns
Land to be developed (Address):	Lot A DP 396160 , 22 Suffolk Avenue COLLAROY NSW 2097

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

Council records indicate that the subject property is impacted by Council's stormwater drainage assets located along the southern boundary. The architectural plans show proposed building works encroaching on the Council's drainage easement and asset.

The applicant must demonstrate compliance with Northern Beaches Council's Water Management for Development Policy, specifically clauses 6.0 and 6.7, which pertain to "Stormwater Drainage System" for any development over or adjacent to Council's constructed drainage systems. This includes accurately locating, confirming dimensions, and plotting the Council's stormwater pipelines and related infrastructure to scale on the DA plans that show the proposed works clear of Council easement and drainage assets. A service locating contractor and a registered surveyor must carry out this work. The applicant is required to provide evidence of the methodology used for locating Council's stormwater drainage assets. A plan indicating the general locations (guide only) of Council's stormwater infrastructure can be accessed via the Northern Beaches Council website under "Planning and Development.

Required Actions:

- Amended building plans are needed to ensure that all structures are clear of any Council pipelines or drainage easements. The footings of any structures adjacent to an easement or pipeline must be designed in accordance with the aforementioned policy. Structural details,

prepared by a suitably qualified Civil Engineer, demonstrating compliance with Council's policy must also be submitted.

Due to insufficient information, the Development Engineers are unable to support the application for the following reasons:

- The proposed development does not comply with stormwater control requirements outlined in Part C4 of the Warringah Council DCP.
- The submitted stormwater management plan does not comply with Northern Beaches Council's "Water Management for Development Policy." In particular, the applicant has failed to provide an On-Site Detention Stormwater Management plan.
- The proposed driveway has an excessive slope. A detailed long-section plan demonstrating compliance with Council Driveway profile as outlined in Council's web page is required. <https://www.northernbeaches.nsw.gov.au/planning-development/permits-and-certification/driveway-and-vehicle-crossings>

DATED 12/06/2025

The additional information provided has been reviewed and referred to Council's Stormwater Operation and Renewal Team. In accordance with Northern Beaches Council's Water Management for Development Policy, the proposal to construct any permanent structures over or within Council 1.525m wide drainage easement, such as a roof, stairs, or similar, are not supported. As a result, the application cannot be supported in its current form.

DATED 03/07/2025

The applicant has submitted an amended plan indicating that the proposed dwelling is located clear of Council's drainage easement and associated drainage infrastructure. The submitted stormwater management and driveway plans are considered acceptable. There are no objections from Development Engineering, subject to compliance with the recommended 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:

FEES / CHARGES / CONTRIBUTIONS

Construction, Excavation and Associated Works Security Bond(s)

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

Security Bond

As security for any damage to Council's drainage infrastructure or failure to complete the construction of the stormwater drainage works associated with this development consent, a bond of \$20,000.00 shall be provided.

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 NB Consulting Engineers, drawing number D01, D02, D03, D04, D10, D20, dated 19/06/25. 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 3.0 metres wide at kerb and 4.8 metres at boundary in accordance with Northern Beaches Council Standard Drawing Max high-profile 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 in accordance with the relevant provisions of Australian/New Zealand Standard AS/NZS 2890.1:2004 parking facilities.

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

Reason: Compliance with this consent.

Structures Located Adjacent to Council Pipeline or Council Easement

All structures are to be located clear of any Council pipeline or easement. Footings of any structure adjacent to an easement or pipeline are to be designed in accordance with Council's Water Management Policy; (in particular Section 6 - Building Over or Adjacent to Constructed Council Drainage Systems and Easements Technical Specification). Structural details prepared by a suitably qualified Civil Engineer, who has National Engineers Register (NER) or Professionals Australia (RPENG) demonstrating compliance are to be submitted to the Certifier for approval prior to the issue of construction Certificate.

Reason: Protection of Council's infrastructure.

Pre-Construction Stormwater Assets Dilapidation Report

The Applicant is to submit a pre-construction / demolition Dilapidation Survey of Council's Stormwater Assets prepared by a suitably qualified person in accordance with Council's Guidelines for Preparing a Dilapidation Survey of Council Stormwater Asset, to record the existing condition of the asset prior to the commencement of works. Council's Guidelines are available at: <https://www.northernbeaches.nsw.gov.au/media/60355?1730767288>

The pre-construction / demolition Dilapidation Report must be submitted to Council for approval and the Principal Certifier prior to the issue of the Construction Certificate.

Reason: Protection of Council's infrastructure.

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 unless approved by Council. 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

Post- Construction Stormwater Assets Dilapidation Report (Council stormwater assets)

The Applicant shall submit a post-construction Dilapidation Survey of Council's Stormwater Assets is to be prepared by a suitably qualified person in accordance with Council's Guidelines for Preparing a Dilapidation Survey of Council Stormwater Asset in order to determine if the asset has been damaged by the works. Council's Guidelines are available at: <https://www.northernbeaches.nsw.gov.au/media/60355?1730767288>

The post-construction / demolition dilapidation report must be submitted to Council for review and approval. Any damage to Council's stormwater infrastructure is to be rectified prior to the release of any Drainage security bonds. Council's acceptance of the Dilapidation Survey is to be submitted to the Principal Certifier prior to the issue of the Occupation Certificate.

Reason: Protection of Council's infrastructure.

Certification of Structures Located Adjacent to Council Pipeline or Council Easement

The Applicant shall submit a suitably qualified Structural Engineer's certification that the completed footing works have been constructed in accordance with this consent, Northern Beaches Council's Water Management for Development Policy and the approved Construction Certificate plans. Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the

Occupation Certificate.

Reason: Protection of Council's infrastructure

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 storm water detention 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.