

Engineering Referral Response

Application Number:	DA2022/0646
Proposed Development:	Demolition works and construction of a residential flat building
Date:	26/05/2023
To:	Alex Keller
Land to be developed (Address):	Lot 5 DP 16941 , 124 Queenscliff Road QUEENSCLIFF NSW 2096 Lot 6 DP 16941 , 122 Queenscliff Road QUEENSCLIFF NSW 2096

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 proposed development requires an easement to drain water through the downstream property. The applicant has provided a letter from the owner of the downstream property indicating that they are currently assessing the options for an easement. The easement must be created prior to any consent.

The submitted drainage plans including on-site stormwater detention (OSD) is not satisfactory. The design must include a summary table and calculations for the system. Also the tank is located in a position that will not permit 24 hour access for maintenance and inspection. It is considered that the tank be relocated to the front of the site possible under the driveway to achieve this requirement. The plans must include sections and details of the orifice plate, pits and pipes for the internal drainage system.

The proposed driveway crossing appears to conflict with two existing utility service pits. In this regard, the applicant must provide an approval from the relevant service authority for the construction of the driveway crossing over these pits.

The width of the crossing and provision of a waiting bay must be assessed by Council's Traffic Engineer prior to further assessment. The proposed walls on either side of the crossing may restrict the sight lines to pedestrians. This issue must also be assessed by Traffic.

Development Engineering cannot support the proposal due to insufficient information to address stormwater management and vehicular access in accordance with clause C2 and C4 of the DCP.

Additional Information Submitted 10/5/23 & 24/5/23

The submitted drainage plans including OSD are acceptable. The driveway has been located clear of the service pits in the footpath. As the easement has not been created a deferred commencement condition has been provided for the application.

Development Engineering support the proposal, subject to conditions as recommended.

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:

DEFERRED COMMENCEMENT CONDITIONS

Stormwater Drainage Easement

As the natural fall of the land is towards the rear of the site the disposal of stormwater drainage is to be in accordance with the drainage plan submitted by Van der Meer Consulting, drawing SY222-006 DAC401 Revision D dated 05/05/23. The easement is to be created under Sections 46 and/or 46A of the Real Property Act 1900 No 25 or under Sections 88B and/or 88K of the Conveyancing Act 1919.

The applicant must provide Council with evidence of the created easement on title in order to activate the consent.

Reason: To ensure adequate provision is made for stormwater drainage from the site in a proper manner that protects adjoining properties.

FEES / CHARGES / CONTRIBUTIONS

Construction, Excavation and Associated Works Security Bond (Road works)

The applicant is to lodge a bond with Council of \$20,000 as security against failure to complete the construction of any vehicular crossings, kerb and gutter, any footpath works and removal of any redundant driveways required as part of this consent. The bond will be held until the satisfactory submission of works-as-executed drawings and final acceptance of construction works by Council.

Details confirming payment of the bond are to be submitted to the Certifying Authority 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 Van der Meer

Consulting, drawing number SY222-006 DAC401 Rev D, C402 Rev A and DAC403 Rev B dated 05/05/23 & 21/10/22. Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer, who has membership to Engineers Australia, National Engineers Register (NER) and registered in the General Area of Practice for civil engineering.

The drainage plans must address the following:

1. Access grate levels for the OSD tank.
2. Top Water Level to ensure 15,000 litres of volume in the tank and to set the overflow pipe level.

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 driveway crossing, footpath along the frontage of the site and reinstatement of the existing driveway crossing 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:

1. 5.5 metre wide driveway crossing in accordance with Council's Normal profile.
2. 1.5 metre wide concrete footpath along the entire frontage of the property with 2.5% cross fall to the kerb.
3. Reinstatement of the existing driveway crossing to kerb, footpath and turf.

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 Certifying Authority prior to the issue of the Construction Certificate.

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

Shoring of Council's Road Reserve (Temporary road anchors)

Should the proposal require shoring to support an adjoining property or Council land, the Applicant shall provide the adjoining properties with engineering drawings, detailing the proposed shoring works for their consideration and approval.

Written approval from Council under Section 138 of the Roads Act 1993 is required if temporary ground anchors are to be used within Council's road reserve. The Owner's approval is to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure that owners consent is obtained for ancillary works, and to ensure the protection of adjoining properties and Council land.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Public Liability Insurance - Works on Public Land

Any person or contractor undertaking works on public land must take out Public Risk Insurance with a minimum cover of \$20 million in relation to the occupation of, and approved works within Council's road reserve or public land, as approved in this consent. The Policy is to note, and provide protection for Northern Beaches Council, as an interested party and a copy of the Policy must be submitted to Council prior to commencement of the works. The Policy must be valid for the entire period that the works are being undertaken on public land.

Reason: To ensure the community is protected from the cost of any claim for damages arising from works on public land.

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.

Civil Works Supervision

The Applicant shall ensure all civil works approved under Section 138 of the Roads Act 1993 are supervised by an appropriately qualified and practicing Civil Engineer.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority and/or Roads Authority.

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

Notification of Inspections (infrastructure works to be handed over to Council)

Council's Development Engineer is to be given 48 hours notice when the works reach the following stages:

- (a) Prior to pouring of driveway crossing, kerb and gutter and layback
- (b) Prior to pouring of footpath

NOTE: Any inspections carried out by Council do not imply Council approval or acceptance of the work, and do not relieve the developer/applicant from the requirement to provide an engineer's certification.

Reason: To ensure new Council infrastructure is constructed in accordance with Auspec 1 Council's design and specification standards.

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 a 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 Roads Act 1993 plans. Works as Executed data certified by a registered surveyor in relation to boundaries and/or relevant easements, prepared in accordance with Council's 'Guideline for preparing Works as Executed data for Council Assets' in an approved format shall be submitted to the Roads Authority for acceptance prior to the issue of an Occupation Certificate.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of an 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 Disposal Structures

The Applicant shall lodge the Legal Documents Authorisation Application with Council. The application shall include the original completed request forms (NSW Land Registry standard forms 13PC and/or 13RPA) and a copy of the Works-as-Executed plan (details overdrawn on a copy of the approved drainage plan), and Civil Engineers' certification.

The Applicant shall create on the Title a positive covenant in respect to the ongoing maintenance and restriction as to user over the on-site stormwater disposal structures within this development consent. The terms of the positive covenant and restriction as to user are to be prepared to Council's standard requirements at the applicant's expense and endorsed by Northern Beaches Council's delegate prior to lodgment 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 as to user is to be submitted.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate.

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