

Engineering Referral Response

Application Number:	DA2024/0227
Proposed Development:	Demolition works and construction of a dwelling house
Date:	27/06/2024
To:	Maxwell Duncan
Land to be developed (Address):	Lot 9 DP 657294 , 29 Hill Street 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

27/06/2024

Development Engineering 2nd referral comments.

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

Site access and parking

Driveway long-sections have been submitted, which is generally satisfactory. The construction of the new vehicular crossover must not conflict to any existing utilities in the road reserve, which has been included in the conditions.

11/04/2024

Engineering 1st referral comments.

Council's Development Engineer does not support this application due to insufficient site access details.

Stormwater

The site is located within Region 2 (Central Catchment). As the site area is less than 450sqm, an OSD system is not required. A rainwater tank has been provided on the stormwater plans to satisfy BASIX Water Commitments. Stormwater from the site drains to the existing Council's stormwater pit via gravity, which is satisfactory. A condition will be applied as the site proposes to connect to Council's stormwater pit.

Site Access and Parking

A new carport is proposed accessed via a new shared crossover due to the site constraints.

Council's Development Engineer requests the below additional information to be submitted to Council.

- Driveway long-sections along both sides of the driveway starting from the centreline of the front road to the parking slab shall be prepared by a qualified civil/traffic engineer and shall be submitted to Council. The gradient of the parking slab is to be a maximum 5% in accordance with AS2890.1:2004.
- Any conflicts to existing utility services for constructing the vehicular crossover shall be clearly identified on the plans.

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 or failure to complete the construction of stormwater drainage works required as part of this consent a bond of \$2,000.

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

Stormwater Disposal

The applicant is to submit Stormwater Engineering Plans for the new development within this development consent in accordance with AS/NZS 3500 and Council's Water Management for Development Policy, prepared by an appropriately qualified and practicing Civil or Hydraulic Engineer

who has membership to Engineers Australia, National Engineers Register (NER) or Professionals Australia (RPENG) , indicating all details relevant to the collection and disposal of stormwater from the site, buildings, paved areas and where appropriate adjacent catchments. Stormwater shall be conveyed from the site to Council's stormwater pit in Hill Street.

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.

Vehicle Crossings Application

The Applicant is to submit an application with Council for driveway levels to construct one vehicle crossing in accordance with Northern Beaches Council Standard Drawing and Australian Standards in accordance with Section 138 of the Roads Act 1993. The construction of the new vehicular crossover must not conflict to any existing utilities in the road reserve.

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 levels 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.

Stormwater Drainage Application

The applicant is to provide a stormwater drainage application under Section 68 of the Local Government Act 1993 to Council for approval. The submission is to include Civil Engineering plans for the design of the proposed stormwater connection to Council's stormwater pit in Hill Street, which are to be generally in accordance with the civil design approved with the Development Application and Council's specification for engineering works - AUS-SPEC #1. The form can be found on Council's website at www.northernbeaches.nsw.gov.au > Council Forms > Stormwater Drainage Application Form.

The fee associated with the assessment and approval of the application is to be in accordance with Council's Fees and Charges. Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for disposal and maintenance stormwater management and compliance with the BASIX requirements, 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 civil/hydraulic engineer. 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.

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 levels 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.