

Engineering Referral Response

Application Number:	DA2022/0162
Date:	06/06/2022
To:	Thomas Burns
Land to be developed (Address):	Lot 30 DP 1376 , 40 Crown 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

05/05/2022:

Application is for

- Formalisation of an existing area at the rear of the site for carparking with provision for 9 separately accessible car parking spaces and associated vehicle manoeuvring areas
- New vehicle accessway within the rear of the site

Access

New vehicle crossing is proposed.

New vehicle crossing to be 1m away from existing electric post along frontage of site in Crown Road.

New layback to be merged with neighboring layback No 42 Crown Road.

Stormwater

Property is on the low side of the road.

Onsite stormwater detention system is proposed discharging to Queenscliff Road via a proposed easement with rear neighbor No. 73 Queenscliff Road.

Applicant to provide stormwater plans with longitudinal section of proposed easement with levels and grade. Also details of discharge connection to Queenscliff Road .The discharge rate to street kerb and gutter should not exceed 30l/sec.

06/06/2022:

The easement is to be created under Sections 88B and/or 88K of the Conveyancing Act 1919. The

applicant must provide Council with evidence of the created easement on title and the power pole along frontage of site near proposed driveway is to be relocated, evidence of concurrence from the relevant authority is to be submitted to Council prior to commencement of any works at site.

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 concept drainage plan submitted by Taylor Consulting Civil & Structural Engineers, sheet 4/A, dated 15th Nov 2021. The easement is to be created 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.

Stormwater drainage plans are to be submitted to Council for written approval detailing disposal of stormwater from the site in accordance with Council's Water Management for Development Policy.

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

Relocation of Power Pole near Proposed Vehicular Crossing

The power pole along frontage of site near proposed driveway is to be relocated, evidence of concurrence from the relevant authority is to be submitted to Council prior to commencement of any works at site.

Reason: To facilitate suitable and safe vehicular access to private property.

Evidence required to satisfy the deferred commencement condition/s must be submitted to Council within two (2) years of the date of this consent, or the consent will lapse in accordance with Section 95 of the Environmental Planning and Assessment Regulation 2000. This evidence is to be submitted along with a completed 'Deferred Commencement Document Review Form' (available on Council's website) and the application fee, as per Council's Schedule of Fees and Charges. Upon satisfaction of the deferred commencement condition/s, the following conditions apply:

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 Taylor Consulting Civil & Structural Engineers, sheet 4/A, dated 15th Nov 2021. Detailed drainage

plans are to be prepared by a suitably qualified Civil Engineer, who has membership to the Institution of Engineers Australia, National Professional Engineers Register (NPER) and registered in the General Area of Practice for civil engineering.

The drainage plans must address the following:

- i. OSD to be provided in accordance with Clause 9.0 of Council's Water Management for Development Policy.
- ii). 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 Driveway Gradients

The Applicant is to ensure driveway gradients within the private property are not to exceed a gradient of 1 in 4 (25%) with a transition gradient of 1 in 10 (10%) for 1.5 metres prior to a level parking facility. Access levels across the road reserve are to comply with the allocated vehicle profile detailed in this consent.

Details demonstrating compliance are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

Reason: To ensure suitable vehicular access to private property.

Structural Adequacy and Excavation Work

Excavation work is to ensure the stability of the soil material of adjoining properties, the protection of adjoining buildings, services, structures and / or public infrastructure from damage using underpinning, shoring, retaining walls and support where required. All retaining walls are to be structurally adequate for the intended purpose, designed and certified by a Structural Engineer, except where site conditions permit the following:

- (a) maximum height of 900mm above or below ground level and at least 900mm from any property boundary, and
- (b) Comply with AS3700, AS3600 and AS1170 and timber walls with AS1720 and AS1170.

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

Reason: To provide public and private safety.

Vehicle Crossings Application for Driveway Levels and Reinstatement of Redundant Crossing

In accordance with Section 138 of the Roads Act 1993, the Applicant is to submit an application for :

- Driveway levels and
- Reinstatement of redundant crossing

with Council. 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 facilitate suitable vehicular access to private property.

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.

Vehicle Crossings

The Applicant is to construct one vehicle crossing 4 metres wide in accordance with Northern Beaches Council Drawing No A4-3330/ 3N and the driveway levels application approval. An Authorised Vehicle Crossing Contractor shall construct the vehicle crossing and associated works within the road reserve in plain concrete.

- All redundant laybacks and crossings are to be restored to footpath/grass.
- New layback to be merged with neighboring layback No 42 Crown Road.

Prior to the pouring of concrete, the vehicle crossing is to be inspected by Council and a satisfactory "Vehicle Crossing Inspection" card issued.

A copy of the vehicle crossing inspection form is to be submitted to the Principal Certifying Authority.

Reason: To facilitate suitable vehicular access to private property.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Reinstatement of Kerb

The Applicant shall reinstate all redundant laybacks and vehicular crossings to conventional kerb and gutter, footpath or grassed verge as appropriate with all costs borne by the applicant.

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

Reason: To facilitate the preservation of on street parking spaces.

Positive Covenant and Restriction as to User for On-site Stormwater Disposal Structures

The Applicant shall lodge a Legal Documents Authorisation Application with Council. The application is to 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 by a Registered Surveyor), photographic evidence and Hydraulic Engineers' certification for the completed onsite stormwater detention system works.

A guide to the process can be found on Council's website using the following link:

<https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/pdfforms/legaldocumentsauthorisation-on-site-stormwater-detention-systems/guide-submitting-1daanov19.pdf>

The form for the application can be found on Council's website using the following link:

[https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/pdfforms/legaldocumentsauthorisation-on-site-stormwater-detention-systems/4023 legaldocumentsauthorisationoct19.pdf](https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/pdfforms/legaldocumentsauthorisation-on-site-stormwater-detention-systems/4023%20legaldocumentsauthorisationoct19.pdf)

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 detention system 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 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 for the on-site stormwater detention system is to be submitted.

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

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