

Engineering Referral Response

Application Number:	DA2025/0043
Proposed Development:	Alterations and additions to a dwelling house
Date:	22/05/2025
To:	Dean Pattalis
Land to be developed (Address):	Lot 2264 DP 752038 , 150 Allambie Road 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

12/02/2025:

Development Application is for alterations and additions to an existing dwelling house including addition of first floor.

Access:

Site is accessed by existing driveway and proposed level of new double garage works well with the existing internal driveway.

Stormwater

Site is a low level property and Stormwater design by Water Design Civil Engineers shows proposal of an on-site stormwater detention system with final discharge to level spreader.

Consultant engineer to design site stormwater as per Council's Water Management for Development Policy, hence

- 1) Applicant to seek for an easement with No 45 & 47 Inglebar Avenue, as these are immediate rear neighbors.
- 2) If the easement proposal is refused by both rear neighbours, then applicant to provide easement refusal letter (refer Appendix 2*) and
- 3) Applicants consultant engineer to consider designing on-site stormwater absorption (refer Appendix 3*) Or an on-site stormwater detention system with a level spreader (refer Appendix 4*) and provide stormwater plans with calculations.

4) In case a Level spreader is the final option, then stormwater flows from the whole site are to be restricted for all storm events up to and including the 1% AEP storm event. Total discharge including bypass flows and controlled flows through the level spreader must not exceed the 20% AEP state of nature storm event and Level spreader to be at least 3m away from any site boundary, refer Appendix 4*.

*Council's Water Management for Development Policy

22/05/2025

The submitted stormwater management plans have been reviewed in light of the above comments and are considered satisfactory. The applicant is proposing a wider vehicular crossing, which will need to be replaced with a new crossing.

Development Engineering raises no objections, subject to 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:

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 Waterdesign Civil Engineers, drawing number SW1, SW2, SW3 (Rev A), dated 21/05/25. 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 in accordance with Northern Beaches Council Standard Drawing normal Low or as advised by Council's Engineer 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.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Property Boundary Levels

The Applicant is to maintain the property boundary levels. No approval is granted for any change to existing property alignment levels unless approved by Council 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.

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Reason: <insert reason>.

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 Certifier prior to the issue of an 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 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.