

Engineering Referral Response

Application Number:	DA2025/0817
Proposed Development:	Alterations and additions to a dwelling house including a detached studio
Date:	18/09/2025
To:	Alex Keller
Land to be developed (Address):	Lot 25 DP 7568 , 38 King Street MANLY VALE NSW 2093

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

18/09/2025

Development Engineering 2nd Referral Response.

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

Stormwater

The stormwater system is generally satisfactory subject to amendments listed in the conditions.

Site Access and Parking

The amended two parking spaces design is generally satisfactory subject to conditions.

29/07/2025

Development Engineering 1st Referral Response.

Council's Development Engineer requests additional information regarding the stormwater design and site access & parking.

This proposal is for alterations and additions to an existing dwelling.

Stormwater

Long-term infiltration rate is approximately 0.124 L/s/m².

Council's Development Engineer requests additional information regarding the stormwater design as detailed below.

- The existing onsite drainage system shall be investigated by a licensed plumber and shown on the stormwater plans. The part of the existing onsite drainage system servicing the existing dwelling to be retained must not be impacted by the proposed development and the new stormwater system, or otherwise replacement stormwater system shall be provided for the existing dwelling to be retained.
- A cross-section plan of the absorption trenches must be shown on the stormwater plans.
- Drainage calculations with any DRAINS model shall be submitted demonstrating that the absorption trenches systems are designed up to 2% AEP storm events.
- If the absorption trenches servicing the main dwelling and the studio can accommodate up to 1% AEP storm events, then level spreaders are not required.

Site Access and Parking

Council's Development Engineer requests additional information regarding the site access & parking as detailed below.

- The existing driveway to be retained which will be used as tandem parking spaces for the site has gradient of more than 5%, which is unacceptable and shall be amended to be no more than 5% in accordance with AS/NZS 2890.1:2004.

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

Stormwater Disposal from Low Level Property

The applicant is to demonstrate how stormwater from the new development within this consent shall be disposed of to a stormwater system in accordance with Northern Beaches Council's Water Management for Development Policy in particular Section 5.5 Stormwater Drainage from Low Level Properties.

The drainage plans must address the following:

- Should there be no existing operational stormwater system or the existing stormwater system servicing the part of the main dwelling to be retained will be impacted by the proposed works, then the proposed absorption trenches shall be enlarged in size to cater for the additional flows from the part of the main dwelling to be retained.

- If the absorption trenches servicing the main dwelling and the studio can accommodate up to 1% AEP storm events, then level spreaders are not required.
- If level spreaders are provided, they should be provided downstream to the absorption trenches.
- The trenches must provide sufficient setbacks to the site boundaries.

Details demonstrating compliance with Northern Beaches Council's policy by an appropriately qualified Civil Engineer are to be submitted to the Certifier for approval prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for disposal and stormwater management arising from the development.

Off Street Parking Design

The Applicant shall submit a design for the parking spaces 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. Of note that the parking spaces gradients shall be no more than 5%.

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

Reason: Compliance with this consent.

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

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 stormwater disposal structures to user is to be submitted.

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

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

Certification of Off Street Parking Works

The Applicant shall submit a certificate from a suitably qualified person certifying that the parking spaces 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. The parking spaces gradients shall be no more than 5%.

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

Reason: Compliance with this consent.