

Engineering Referral Response

Application Number:	DA2024/1212
Proposed Development:	Construction of a dwelling house
Date:	14/02/2025
To:	Julie Edwards
Land to be developed (Address):	Lot 1 DP 171363 , 36 Dalley 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

Review 14/02/2024

Amended stormwater plans and drains model have been reviewed. No objections to approval subject to conditions as recommended.

19/12/2024:

Amended architectural plans with revised driveway alignment are provided and are satisfactory. Evidence of seeking/refusal an easement with No 151 Queenscliff Road is also provided, refer TRIM 2024/637152.

Amended stormwater plans by alw Design, issue B, dated 13/12/2024 shows on-site detention (OSD) tank with level spreader.

- Calculations shows that volume of rainwater tank is deducted from the volume of OSD required. This is not permitted for low levels sites. Consultant Engineer to design OSD system catering whole site and brining flows back to state of nature.
- Level spreader to be parallel to existing contours
- Pipe scheduled on these plans also shows a pipe labeled as 'R', explanation required

24/10/2024:

Development Application is for the construction of a new two storey dwelling with an attached garage.

Access

Proposed driveway is not aligned and perpendicular to site boundary. Amended plans with driveway fully aligned and perpendicular to front boundary of site are required.

Stormwater

Stormwater plans shows connection to Council street kerb & gutter in Dalley Street via running pipe underneath neighboring driveway No 38 Dalley Street, this is not supported.

Evidence of contacting No 149, 153 Queenscliff Road and 38 Dalley Street for stormwater easement with no response is provided and noted.

Site is a low level property and Applicant to seek for an easement with No 151 Queenscliff Road as No 151 are immediate rear neighbors.

If the easement proposal is refused by No 151 Queenscliff Road, then applicant to provide easement refusal letter (refer Appendix 2*) and 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 stormwater system and calculations.

*Council's Water Management for Development Policy

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 ALW Design, drawing number SW24311 - S1, SW24311 - S2, dated 13/2/2025. 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 Certifier 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 metres wide in accordance with Northern Beaches Council Standard Normal Low Vehicle crossing Profile and in accordance with Section 138 of the Roads Act 1993.

Note,

- Driveways are to be in plain concrete only.
- Driveway to be fully aligned and perpendicular to front boundary of site

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

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 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 prepared by a registered surveyor), 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 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.