

Engineering Referral Response

Application Number:	DA2024/1212
Proposed Development:	Construction of a dwelling house
Date:	19/12/2024
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

19/12/2024:

Amended architectural plans with revised driveway alignment are provided and are satisfactory. 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
- Applicant to provide evidence of seeking/refusal an easement with No 151 Queenscliff Road

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 unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Engineering Conditions:

Nil.