

Engineering Referral Response

Application Number:	DA2021/0420
Date:	02/02/2022
To:	Thomas Prosser
Land to be developed (Address):	Lot 2 DP 1237357 , 12 A John Street AVALON BEACH NSW 2107

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

Subdivision

The submitted subdivision plan is not acceptable as the lot areas do not correspond with the lot area provided by the registered surveyor. Also there are no boundary dimensions, bearings and indication of the required right of way, easements for services and drainage easements that will be needed for the subdivision. In this regard a draft plan of subdivision by a registered surveyor must be provided for assessment.

It is noted that the proposed numbering on the plans is not acceptable. The southern lot is to be numbered 12A and the northern lot numbered 12B.

Driveway Access

The current title has the benefit of a right of way (ROW) within 12 John St which includes the existing driveway formation. The driveway plan submitted does not indicate the existing ROW or location of the existing driveway within 12 John St. The turning templated provided shows the turning path over the landscaping area adjacent to the existing driveway slab which is not acceptable. Once these issues have been resolved, the access handle and ROW will need to be amended to suit on the subdivision plan to ensure the turning paths are located within the proposed ROW.

The proposed driveway is to be constructed up to the end of the proposed access handle to the body of the proposed southern lot as part of the subdivision works. The driveway and stormwater plans are to be amended to suit. The subdivision plan is to include any drainage easements to suit these works.

Stormwater

The stormwater plan must include a stub connection point for each lot into the proposed dispersion trench for the future connection from the dwellings.

The existing stormwater pipe and headwall for 12 John Street must be shown on the stormwater plans to ensure there is no conflict with this infrastructure.

Development Engineers cannot support the application due to insufficient information to address Clauses B5, B6 and C4 of Pittwater DCP.

Amended Plans submitted 27/01/2022

The submitted subdivision plan and civil plan is acceptable.

Development Engineering support the proposal, subject to conditions as recommended.

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 SUBDIVISION WORKS CERTIFICATE

Subdivision Works Certificate

A Subdivision Works Certificate is to be approved by Certifying Authority for the provision of engineering works.

Engineering plans for the subdivision works within this development consent are to be submitted to the Certifying Authority for approval under Section 6.13 of the Environmental Planning and Assessment Act 1979. Civil Engineering plans for the subdivision works are to be designed in accordance with the Council's specification for engineering works – AUS-SPEC #1. The plans shall be prepared by a suitably qualified Civil Engineer, who has membership to Engineers Australia, National Engineers Register (NER) and registered in the General Area of Practice for civil engineering. The design is to be generally in accordance with the Stormwater Management & Assets Plan by Barrenjoey Consulting Engineers P/L, drawing number SW1 Issue DA-E dated 02/11/2021. The plans must include the following information.

1. The provision of a dispersion trench for each proposed lot including a stub pipe connection for the future dwellings.
2. Drainage details and connection to the existing system for the driveway extension within proposed lot 1 up to the common boundary with proposed lot 2.
3. Driveway slab design including cross sections for the driveway extension within proposed lot 1 up to the common boundary with proposed lot 2.
4. Provision of services conduits for proposed lots 1 and 2.

The Subdivision Works Certificate must be supported by engineering plans, calculations, specification or any certification relied upon.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the

Subdivision Works Certificate.

Reason: To ensure engineering works are designed in accordance with relevant standards and Council's specifications.

Utilities Services

Prior to the issue of the Subdivision Works Certificate, the Applicant is to obtain the following:

- (a) A letter from the utility provider confirming that satisfactory arrangements have been made for the approved development have been made; and
- (b) Evidence that notification has been received from a utility authority that, requirements for the development can be provided.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Subdivision Works Certificate.

Reason: To ensure that services have been provided as required by 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.

Civil Works Supervision

The Applicant shall ensure all civil works approved in the Subdivision Works Certificate approval are supervised by an appropriately qualified and practicing Civil Engineer.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To ensure compliance of civil works with Council's specification for engineering works.

CONDITIONS THAT MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF ANY STRATA SUBDIVISION OR SUBDIVISION CERTIFICATE

Certification of Civil Works and Works as Executed Data on Council Land

The Applicant shall submit a suitably qualified Civil Engineer's certification that the completed works have been constructed in accordance with this consent and the approved Subdivision Works Certificate approval. Works as Executed data certified by a registered surveyor in relation to boundaries and/or relevant easements, shall be submitted to the Principal Certifying Authority prior to the issue of the Subdivision Certificate.

Reason: To ensure compliance of works with Council's specification for engineering works.

Provision of Services for Subdivision

The applicant is to ensure all services including water, electricity, telephone and gas are provided, located and certified by a registered surveyor on a copy of the final plan of subdivision. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the Subdivision Certificate.

Reason: To ensure that utility services have been provided to the newly created lots.

Right of Carriageway

The Applicant shall create a right of carriageway (under the provisions of Section 88B of the Conveyancing Act) on the final plan of subdivision and accompanying 88B instrument, to include all vehicular access and manoeuvring areas. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the Subdivision Certificate.

Reason: Council's subdivision standards and the statutory requirements of the Conveyancing Act 1919.

Sydney Water Compliance Certification

The Applicant shall submit a Section 73 Compliance Certificate under the Sydney Water Act 1994 issued by Sydney Water Corporation. Application must be made through an authorised Water Servicing Co-ordinator. Please refer to the Building Developing and Plumbing section of the web site www.sydneywater.com.au <<http://www.sydneywater.com.au>> then refer to "Water Servicing Coordinator" under "Developing Your Land" or telephone 13 20 92 for assistance.

Following application a "Notice of Requirements" will advise of water and sewer infrastructure to be built and fees to be paid. Please make early contact with the coordinator, since building of water/sewer infrastructure can be time consuming and may impact on other services and building, driveway or landscape design.

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

Reason: To ensure compliance with the statutory requirements of Sydney Water.

Easement for Drainage

The Applicant shall create an easement for drainage (under the provisions of Section 88B of the Conveyancing Act) on the final plan of subdivision, to accompany the Section 88B instrument to ensure all drainage infrastructure is located within the appropriate easement(s).

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

Reason: Council's Subdivision standards and statutory requirements of the Conveyancing Act 1919.

Easement for Services

The Applicant shall create an easement for services (under the provisions of Section 88B of the Conveyancing Act) on the final plan of subdivision, to accompany the Section 88B instrument to ensure all utility services are located within the appropriate easement(s).

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

Reason: Council's Subdivision standards and statutory requirements of the Conveyancing Act 1919.

Subdivision Certificate Application

The Applicant shall submit a Subdivision Certificate Application to Council, which is to include a completed Subdivision Certificate form and checklist, a final plan of subdivision prepared in accordance with the requirements of the Conveyancing Act 1919, four copies of the final plan of subdivision and all

relevant documents including electronic copies. This documentation is to be submitted to Council prior to the issue of the Subdivision Certificate. All plans of survey are to show connections to at least two Survey Co-ordination Permanent Marks. The fee payable is to be in accordance with Council's fees and charges.

Reason: Statutory requirement of the Conveyancing Act 1919.