

## Engineering Referral Response

<b>Application Number:</b>	DA2021/2559
<b>Date:</b>	16/06/2022
<b>To:</b>	Maxwell Duncan
<b>Land to be developed (Address):</b>	Lot 1 DP 599064 , 8 Grosvenor Place BROOKVALE 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

Updated comments 16/6/22

The engineering plans as prepared by Taylor Consulting have now been updated to show the flood storage area partly under the building and within the front setback. The area is now able to drain to the street when the 1/100 AEP flood event is over. No objections to the development subject to conditions.

Updated comments 20/5/22

The revised architectural plans detail the provision of flood storage compensation under the proposed warehouse building which is acceptable, however the submitted stormwater drainage by Taylor consultants needs to detail the changed location flood storage area on the plans and confirm the flood storage volume calculation. The plans are to also demonstrate the flood storage area can be drained via gravity to councils road reserve. The application may be supported subject to further information being submitted.

### Previous comments

The stormwater drainage plan prepared by Taylor consultants has indicated a flood storage area located within the front building setback. This proposal is not supported for the following reasons.

1) The flood storage area is not free draining and the piped drainage system cannot drain this area by gravity to Councils street drainage system.

2) No volume calculations and or cross sections through the flood storage area have been provided demonstrating the flood storage compensation volume of 180 cumecs can be achieved.

The application for a car showroom/warehouse is not supported.

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:**

### **FEES / CHARGES / CONTRIBUTIONS**

**Construction, Excavation and Associated Works (Security Bond)**

A bond of \$**10000** as security against damage to Council's roads fronting the site caused by the transport and disposal of materials and equipment to and from the site.

Details confirming payment of the bond are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: Protection of Council's infrastructure.

### **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 the engineering plans detailing the provision of a Flood Storage Area in accordance with Northern Beaches Council's **WATER MANAGEMENT POLICY for DEVELOPMENT and the former Warringah Council DCP E11 Flood Prone Land**, and generally in accordance with the concept drainage plans prepared by Taylor Consulting, drawing number STORM5, dated 3June 2022. Detailed engineering plans are to be prepared by a suitably qualified Civil Engineer, who has registration in NER or RPENG NSW (Civil)

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 for driveway levels with Council in accordance with Section 138 of the Roads Act 1993. The fee associated with the assessment and approval of the application is to be in accordance with Council's Fee and Charges.

An approval is to be submitted to the Certifying Authority 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.

### **Vehicle Crossings**

The Applicant is to construct **one** vehicle crossing **5.5** metres wide in accordance with Northern Beaches Council Drawing No A4-3330/ Normal and the driveway levels application approval. An Authorised Vehicle Crossing Contractor shall construct the vehicle crossing and associated works within the road reserve in plain concrete. All redundant laybacks and crossings are to be restored to footpath/grass. Prior to the pouring of concrete, the vehicle crossing is to be inspected by Council and a satisfactory "Vehicle Crossing Inspection" card issued.

A copy of the vehicle crossing inspection form is to be submitted to the Principal Certifying Authority.

Reason: To facilitate suitable vehicular access to private property.

## **CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE**

### **Stormwater Disposal**

The stormwater drainage works shall be certified as compliant with all relevant Australian Standards and Codes by a suitably qualified person. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

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

### **Restriction as to User for Flood Storage Area**

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 Flood Storage Engineering Plan ) and Hydraulic design engineers' certification.

The Applicant shall create on the Title a Restriction on the use of land for the Flood Storage Area within this development consent. The terms of the 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 the restriction as to user for the Flood Storage Area is to be submitted.

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

Reason: To ensure the Flood Storage Facility is maintained to an appropriate operational standard.