

Engineering Referral Response

Application Number:	DA2022/0682
Date:	06/07/2022
To:	Alex Keller
Land to be developed (Address):	Lot 2 DP 11320 , 293 Condamine Street MANLY VALE NSW 2093 Lot 1 DP 11320 , 291 Condamine 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

The submitted stormwater management plan proposes on-site stormwater detention (OSD) in accordance with Council's Water Management for Development Policy which is acceptable. The proposed connection to the existing stormwater pit in Condamine St is acceptable subject to conditions.

The proposal will require the reconstruction of the footpath paving along the frontage to Condamine St which has been conditioned by Council's Landscape Officer. The proposed driveway crossing off the rear lane is acceptable subject to conditions. It is noted that the building is set back 1 metre from the rear lane which is consistent with the adjoining property. Council's Traffic Engineer is to determine if a road dedication is required for the proposal.

The internal parking design, turntable and car lifts are to be assessed by Council's Traffic Engineer.

The submitted Geotechnical report includes recommendations that must be included in the consent. Planning are to include a condition to ensure these recommendations are adopted prior to release of the construction certificate.

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:

FEES / CHARGES / CONTRIBUTIONS

Construction, Excavation and Associated Works Security Bond (Crossing / Kerb)

The applicant is to lodge a Bond of \$30,000 as security against any damage or failure to complete the construction of any vehicular crossings, kerb and gutter, any footpath works and removal of any redundant driveways required as part of this consent.

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 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 Costin Roe Consulting Pty Ltd, drawing number C01456800-DA01B, DA03B, DA04B, DA05B, DA06A, dated 23/02/2022. Detailed drainage plans are to 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 drainage plans must address the following:

1. An overflow pipe is to be provided within the OSD tank connected to the outlet pipe.
2. The overflow pipe must be set above the top water level and below the overflow slot from the rainwater tank chamber.

Detailed drainage plans, including engineering certification, and concurrence from Transport for NSW for the connection to the existing pit in Condamine St in accordance with their letter dated 31 May 2022 Reference: SYD22/00533, 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.

Submission Roads Act Application for Public Domain Works in the Public Road

The Applicant is to submit an application for approval for infrastructure works on Council's roadway. Engineering plans for the new development works within the road reserve and this development consent are to be submitted to Council for approval under the provisions of Sections 138 and 139 of the Roads Act 1993.

The application is to include Civil Engineering plans for the design of the footpath fronting Condamine St and driveway crossing and kerb in Sommerville Place which are to be generally in accordance with

the Council's specification for engineering works - AUS-SPEC #1. The plans shall be prepared by a qualified Civil Engineer. The design must include the following information:

1. Alignment levels showing existing and proposed levels for altered kerbs and gutters
2. Existing and proposed pavement levels, with proposed gradients no more than a 2.5% fall from building openings to top of kerb, and to match existing levels along adjoining properties
3. Details of any utility alignment and level changes
4. Details of the proposed pavement finish from building to kerb which is to match and tie into surrounding unit paving
5. Proposed street tree planting (x1) on Condamine Street to tie into existing street tree planting, and in accordance with Northern Beaches Standard Drawing 1300 - Tree Pit Details, Plan and Section, including strata cell system, 1200 x 1200 tree pit opening finished with mulch and groundcover planting
6. The street tree shall be *Xanthostemon chrysanthus*, installed at a pre-ordered 200 litre container size
7. The groundcover planting shall be *Liriope 'evergreen giant'* planted at 9 per square metres and at 140mm container pots.
8. The driveway crossing is to be 5 metres wide and designed in accordance with Council drawing A4/3330/1 N
9. The layback is to be in accordance with Council drawing A4/2276/B
10. 150mm Kerb and gutter is to be provided for the remaining frontage to Sommerville Place in accordance with Council drawing A4/2276/A

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 ensure Public Domain Works are constructed in accordance with relevant standards and Council's specification.

Structural Adequacy and Excavation Work

Excavation work is to ensure the stability of the soil material of adjoining properties, the protection of adjoining buildings, services, structures and / or public infrastructure from damage using underpinning, shoring, retaining walls and support where required. All retaining walls are to be structurally adequate for the intended purpose, designed and certified by a Structural Engineer.

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

Reason: To provide public and private safety.

Shoring of Council's Road Reserve (Temporary road anchors)

Should the proposal require shoring to support an adjoining property or Council land, the Applicant shall provide the adjoining properties with engineering drawings, detailing the proposed shoring works for their consideration and approval.

Written approval from Council under Section 138 of the Roads Act 1993 is required if temporary ground anchors are to be used within Council's road reserve. The Owner's approval is to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure that owners consent is obtained for ancillary works, and to ensure the protection of adjoining properties and Council land.

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 Section 138 Roads Act approval are supervised by an appropriately qualified and practicing Civil Engineer.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority and/or Roads Authority.

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

Footpath Construction

The applicant shall construct the footpath along the Condamine Street frontage of the site in accordance with the following:

- (a) All footpath works are to be constructed in accordance with Section 138 Roads Act approval
- (b) Council is to inspect the formwork prior to pouring of concrete to ensure the works are in accordance with Section 138 Roads Act approval for footpath.

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

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

Notification of Inspections (infrastructure works to be handed over to Council)

Council's Development Engineer is to be given 48 hours notice when the works reach the following stages:

- (a) Installation of Silt and Sediment control devices
- (b) Prior to pouring of kerb and gutter, layback and footpath

NOTE: Any inspections carried out by Council do not imply Council approval or acceptance of the work, and do not relieve the developer/applicant from the requirement to provide an engineer's certification.

Reason: To ensure new Council infrastructure is constructed in accordance with Auspec 1 Council's design and specification standards.

Vehicle Crossings

The Applicant is to construct one vehicle crossing 5 metres wide in accordance with Northern Beaches Council Drawing No A4-3330/1 N and the S138 Roads Act 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.

Kerb and Gutter Construction

The Applicant is to construct kerb and gutter and associated works along the entire frontage of Sommerville Place in accordance with Northern Beaches Council Drawing No. A4 2276/A. Prior to the pouring of concrete, the works are to be inspected by Council and an approval issued.

The approval is to be submitted to the Principal Certifying Authority.

Reason: To facilitate the preservation of on street parking spaces.

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), and Hydraulic 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 Certifying Authority 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 Public Domain Works

The Applicant shall submit a certificate from a suitably qualified practicing Civil Engineer with corporate membership of Engineers Australia or equivalent and has appropriate experience and competence in the related field, that the Public Domain Works have been constructed in accordance with the Section 138 Roads Act approval required within this development consent.

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

Reason: To ensure Public Domain Works have been built in accordance with the Section 138 Roads Act approval.