

## Engineering Referral Response

<b>Application Number:</b>	Mod2020/0344
<b>Date:</b>	07/12/2020
<b>To:</b>	Jordan Davies
<b>Land to be developed (Address):</b>	Lot 1 DP 202857 , 7 Trentwood Park 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 50m<sup>2</sup> 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 staged subdivision plans are satisfactory.

The consent must be reconfigured to suit the staging of the consent. The following conditions have been provided to suit the staging and will require input from Planning and Biodiversity prior to approval.

The proposed modification to stage the consent is supported subject to the following amended and additional conditions of consent.

### A. Prescribed Conditions:

#### Plans

- Stage 1 subdivision plan
- Stage 2 subdivision plan

- plan of the drainage connection from the site to the existing Council pit in Trentwood Park must be provided and listed in this section.

**B. Matters to be incorporated into the development and maintained over the life of the development:**

All conditions to remain unchanged.

**C. Matters to be satisfied prior to the issue of the Construction Certificate:**

**Stage 1: Creation of Proposed Lot 1 and Residue Lot 2**

1. Planning to determine appropriate Section 94 fees associated with this stage.
2. Remains unchanged.
3. Remains unchanged.
4. Remains unchanged.
5. Remains unchanged.
6. Engineering plans including specifications and details of all required future services including water, sewer, electricity, telecommunications, gas etc., within the proposed handle to residue Lot 2 along the northern boundary of proposed Lot 1, and the structural slab details for the proposed bin stand area within proposed lot 1, and the driveway slab within the proposed right of way burdening proposed lot 1 are to be submitted to the Accredited Certifier or Council with the Construction Certificate application for Stage 1. Such details are to be accompanied by a certification by a qualified experienced practicing Civil Engineer with corporate membership of Engineers Australia or who is eligible to become a corporate member and has appropriate experience and competence in the related field, confirming that the plans/details comply with the relevant Australian Standards and Pittwater 21 DCP 2014.

7. Prior to the issue of the Construction Certificate for Stage 1, Form 2 of the Geotechnical Risk Management Policy for Pittwater (Appendix 5 of P21 DCP) is to be completed and submitted to the Accredited Certifier.
  8. Planning to determine the relevance of this condition.
  9. Planning or Biodiversity to determine relevance of this condition.
  10. Drainage plans including specifications and details showing the stormwater system within the proposed handle to residue Lot 2 along the northern boundary of proposed Lot 1 are to be submitted to the Accredited Certifier for approval prior to the issue of the Construction Certificate. Such details are to be accompanied by a certificate from (as appropriate) either a Licensed plumber or qualified practicing Civil Engineer with corporate membership of Engineers Australia, or who is eligible to become a Corporate member and has appropriate experience and competence in the related field, that the stormwater system complies with the requirements of section 3.1.2 Drainage of the Building Code of Australia Housing Provision and AS/NZS 3500.3.2 - Stormwater Drainage. The details shall include disposal of site storm water (if the site is in a known slip area the stormwater disposal system must comply with the recommendations of a Geotechnical Engineers Report).
  11. Remains unchanged.
  12. Planning to decide if this condition is warranted for this stage.
  13. Remains unchanged.
- Stage 2: Creation of Proposed Lots 2 and 3 from Residue Lot 2.** (Repeat of conditions C1 to C13 from original consent but renumbered and amended to suit)
14. Planning to determine appropriate Section 94 fees associated with this stage.
  15. Remains unchanged.

16. Remains unchanged.

17. Remains unchanged.

18. Remains unchanged.

19. Remains unchanged.

20. Prior to the issue of the Construction Certificate for Stage 2, Form 2 of the Geotechnical Risk Management Policy for Pittwater (Appendix 5 of P21 DCP) is to be completed and submitted to the Accredited Certifier.

21. Planning to determine the relevance of this condition.

22. Planning or Biodiversity to determine relevance of this condition.

23. Drainage plans including specifications and details showing the stormwater management system within the proposed handle of residue lot 2 along the southern boundary of proposed lot 1 are to be submitted to the Accredited Certifier for approval prior to the issue of the Construction Certificate. Such details are to be accompanied by a certificate from (as appropriate) either a Licensed plumber or qualified practicing Civil Engineer with corporate membership of Engineers Australia, or who is eligible to become a Corporate member and has appropriate experience and competence in the related field, that the stormwater system complies with the requirements of section 3.1.2 Drainage of the Building Code of Australia Housing Provision and AS/NZS 3500.3.2 - Stormwater Drainage. The details shall include disposal of site storm water (if the site is in a known slip area the stormwater disposal system must comply with the recommendations of a Geotechnical Engineers Report).

24. Remains unchanged.

25. Planning to decide if this condition is warranted for this stage.

26. Remains unchanged.

### **New Condition**

27. The Applicant is to provide a stormwater drainage application under Section 68 of the Local Government Act 1993 to Council for approval. The submission is to include four (4) copies of Civil Engineering plans for the design of the drainage connection from the site to the existing Council drainage pit in Trentwood Park which are to be generally in accordance with the civil design approved with the Development Application and Council's specification for engineering works - AUS-SPEC #1. The form can be found on Council's website using the following link.

<https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/pdf-forms/stormwater-drainage-approval/4022-stormwater-drainage-approval.pdf>

The fee associated with the assessment and approval of the application is to be in accordance with Council's Fees and Charges. Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate for Stage 2.

### **D. Matters to be satisfied prior to the commencement of works and maintained during the works:**

All conditions remain unchanged.

### **F. Matters to be satisfied prior to the issue of Subdivision Certificate:**

#### **Stage 1: Creation of Proposed Lot 1 and Residue Lot 2**

1. Remains unchanged.
2. a) i. and ii. To remain unchanged. iii. Deleted.

b) Remains unchanged.

3. A Certificate is to be submitted by a qualified experience practicing Civil Engineer with corporate membership of Engineers Australia, or who is eligible to become a Corporate member and has appropriate experience and competence in the related field, that the stormwater system approved in the Stage 1 Construction Certificate complies with the requirements of section 3.1.2 Drainage of the Building Code of Australia Housing Provision and AS/NZS 3500.3.2 - Stormwater Drainage.

4. Remains unchanged.

5. Deleted.

6. A Certificate is to be submitted to the Principal Certifying Authority with the Subdivision Certificate application by a qualified practicing Civil Engineer with corporate membership of Engineers Australia, or who is eligible to become a corporate member and has appropriate experience and competence in the related field confirming to the satisfaction of the Principal Certifying Authority that the bin stand area and driveway within the proposed right of way within proposed Lot 1 have been constructed in accordance with the approved Stage 1 Construction Certificate plans and relevant conditions of Development Consent.

7. Remains unchanged.

8. Remains unchanged.

9. Remains unchanged.

10. Delete the reference to Lot 3 but the remainder remains unchanged.

11. Remains unchanged.

12. Remains unchanged.

13. Planning and Biodiversity to determine if this conditions is warranted for this stage.

14. Planning and Biodiversity to determine if this conditions is warranted for this stage.

15. Planning and Tree Officer to determine if this condition is warranted for this stage.

16. Remains unchanged.

17. Deleted for this stage.

18. Remains unchanged.

19. Planning and Tree Officer to determine if this condition is warranted for this stage.

20. Remains unchanged.

**Stage 2: Creation of Proposed Lot 2 and Lot 3** (Repeat of conditions F1 to F20 from original consent but renumbered and amended to suit)

21. Remains unchanged.

22. a) i. and ii. and iii. To remain unchanged.  
b) Remains unchanged.

23. A Certificate is to be submitted by a qualified experience practicing Civil Engineer with corporate membership of Engineers Australia, or who is eligible to become a Corporate member and has appropriate experience and competence in the related field, that the stormwater system approved in the Stage 1 Construction Certificate and S68 approval by Council complies with the requirements of section 3.1.2 Drainage of the Building Code of Australia Housing Provision and AS/NZS 3500.3.2 - Stormwater Drainage and Council's Specifications.

24. Remains unchanged.

25. Remains unchanged.

26. A Certificate is to be submitted to the Principal Certifying Authority with the Subdivision Certificate application by a qualified practicing Civil Engineer with corporate membership of Engineers Australia, or who is eligible to become a corporate member and has appropriate experience and competence in the related field confirming to the satisfaction of the Principal Certifying Authority that the driveway within the proposed right of way within proposed Lots 2 and 3 has been constructed in accordance with the approved Stage 2 Construction Certificate plans and relevant conditions of Development Consent.

27. Remains unchanged.

28. Remains unchanged.

29. Remains unchanged.

30. Delete the reference to Lot 1 but the remainder remains unchanged.

31. Remains unchanged.

32. Remains unchanged.

33. Planning and Biodiversity to determine if this conditions is warranted for this stage.

34. Planning and Biodiversity to determine if this conditions is warranted for this stage.

35. Planning and Tree Officer to determine if this condition is warranted for this stage.



36. Remains unchanged.

37. Remains unchanged.

38. Remains unchanged.

39. Planning and Tree Officer to determine if this condition is warranted for this stage.

40. Remains unchanged.

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:**

Nil.