

## Engineering Referral Response

<b>Application Number:</b>	DA2020/1203
<b>Date:</b>	16/11/2020
<b>To:</b>	Megan Surtees
<b>Land to be developed (Address):</b>	Lot 22 DP 6195 , 36 Grandview Parade MONA VALE NSW 2103

### 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

#### Comments 16/11/2020

The applicant has submitted the DRAINS model which was reviewed and is acceptable. Details of the On Site Detention tank have not been provided confirming the tank capacity however this can be addressed via a condition of consent. No objections subject to conditions.

#### Comments 22/10/2020

The submitted stormwater drainage plans have been reviewed and rely on the use of an existing on site stormwater detention tank. The applicant must submit a DRAINS model to demonstrate the existing OSD tank has sufficient capacity.

### Previous comments

The application for a secondary dwelling is not supported as the application has not provided a stormwater management plan detailing the provision of On site Stormwater detention in accordance Councils Pittwater DCP 21 section B5.7 - Stormwater Management - On Site Detention

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 CONSTRUCTION CERTIFICATE****Geotechnical Report Recommendations have been Incorporated into Designs and Structural Plans**

The recommendations of the risk assessment required to manage the hazards as identified in the Geotechnical Report prepared by Ascent Geotechnical Consulting Engineers dated 20/7/2020, are to be incorporated into the construction plans. Prior to issue of the Construction Certificate, 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. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.

**On-site Stormwater Detention Details**

The Applicant is to submit Engineering drainage plans detailing the provision of on-site stormwater detention in accordance with Northern Beaches Council's **PITWATER DCP21**, and generally in accordance with the concept drainage plans prepared by Northern Beaches Consulting, drawing number D01A,D02A, dated August 2020. Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer, who has membership to the Institution of Engineers Australia, National Professional Engineers Register (NPER) or RPENG (professionals australia) and registered in the General Area of Practice for civil engineering.

The drainage plans must address the following:

- 1) Surveyors report/confirmation of the existing OSD tank dimensions..
- 2) Detailed drainage plans, including engineering certification that the plans are in accordance with Councils Water Management Plan , 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.

**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.

**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 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 approved drainage plan), hydraulic engineers' certification.

The Applicant shall create on the Title a restriction on the use of land and a positive covenant in respect to the ongoing maintenance and restriction of the on-site stormwater disposal structures within this development consent. The terms of the positive covenant and 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 of the positive covenant and restriction for on-site storm water detention as to user 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 on-site stormwater disposal system is maintained to an appropriate operational standard.

#### **Geotechnical Certification Prior to Occupation Certificate**

The Applicant is to submit the completed Form 3 of the Geotechnical Risk Management Policy (Appendix 5 of P21 DCP) to the Principal Certifying Authority prior to issue of the Occupation Certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.