

Engineering Referral Response

Application Number:	Mod2016/0230
To:	Phil Lane
Land to be developed (Address):	Lot 100 DP 1015283 , 145 Old Pittwater Road 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

Development Engineers have reviewed the proposed modification and cannot support the proposal due to the following reasons:

1.The applicant proposes to modify conditions 53, 54, 58 and 60, requiring the issue of an interim Occupation Certificate upon Council receiving the legal documents. This is not acceptable as Council would not be able to ensure compliance with the works prior to a issue of an interim Occupation Certificate. Council may accept the modification of these conditions to read 'shall be submitted to Council and authorized by Council prior to issue of the relevant interim Occupation Certificate, instead of 'shall be submitted to Council for authorization prior to the issue of the relevant Occupation Certificate.

2.Insufficient details to justify the reduction of the 1 in 100 year ARI flood level (from RL 10.57m to RL 10.08m) due west of the Woolworths loading dock, given the proposed triple 600mm diameter pipes are replaced with twin 675mm diameter pipes. As a result of the new flood report, flood mitigation measures omitted from drawing W4548-311, revision C will not provide the required freeboard to the flood-effected buildings. This is not acceptable to Council.

3.The hydraulics consultant is to verify and confirm the dimensions of the high capacity grated inlet on drawing W4548-312 as there appears to be conflict with respect to the opening width of this grate (2.0m vs 2.6m).

4.It is unclear if the temporary 1350mm diameter connection between the new Green Street culverts and existing culvert at the southern end of Green Street on drawing W4548-313 revision J is modeled in XPSWMM. The hydraulics consultant is to confirm whether this is the case or not.

NORTHERN BEACHES COUNCIL

5. The new Green Street culverts are constructed to extend towards the Bing Lee building and appear to intersect the existing 1350mm diameter pipe located along the eastern kerbline in Green Street. Insufficient details to document where this 1350mm diameter pipe is connecting to the new culverts. In this regard the long section on drawing W4548-320, revision D and plan on drawing W4548-313, revision J must be amended to show the position of the 1350mm diameter pipe.

6. Engineering long section of the proposed twin 675mm diameter pipeline cannot be found on drawing W4548-320 revision D. This long section is to be shown on the drawing for clarity. Any existing stormwater pipelines intersecting the above pipeline in the horizontal/plan view must be clearly documented.

Not supported for approval due to lack of information to address:

- Stormwater drainage for the development in accordance with clause C4 Stormwater of the DCP

Further assessment dated 27/9/2016

Development Engineers have reviewed the submitted information and raise no objections subject to the modification of the following conditions.

Condition 1B

Engineering Plans		
Drawing No	Dated	Prepared By
W4548-300 Revision D	30/07/2014	Cardno (NSW) Pty Ltd
W4548-301 Revision I	10/08/2016	Cardno (NSW) Pty Ltd
W4548-310 Revision F	10/08/2016	Cardno (NSW) Pty Ltd
W4548-311 Revision C	10/08/2016	Cardno (NSW) Pty Ltd
W4548-312 Revision G	14/09/2016	Cardno (NSW) Pty Ltd
W4548-313 Revision J	10/08/2016	Cardno (NSW) Pty Ltd
W4548-314 Revision F	08/08/2014	Cardno (NSW) Pty Ltd
W4548-315 Revision I	10/08/2016	Cardno (NSW) Pty Ltd
W4548-316 Revision E	10/08/2016	Cardno (NSW) Pty Ltd
W4548-317 Revision E	10/08/2016	Cardno (NSW) Pty Ltd
W4548-318 Revision I	10/08/2016	Cardno (NSW) Pty Ltd
W4548-319 Revision C	10/08/2016	Cardno (NSW) Pty Ltd
W4548-320 Revision E	14/09/2016	Cardno (NSW) Pty Ltd
W4548-321 Revision B	10/08/2016	Cardno (NSW) Pty Ltd
W4548-330 Revision E	10/08/2016	Cardno (NSW) Pty Ltd
W4548-331 Revision F	10/08/2016	Cardno (NSW) Pty Ltd
W4548-332 Revision F	10/08/2016	Cardno (NSW) Pty Ltd
W4448-333 Revision C	30/07/2014	Cardno (NSW) Pty Ltd

Condition 53

Registration of Encumbrances for Flood Wall Barrier System

NORTHERN BEACHES COUNCIL

The original completed request forms, (Department of Lands standard forms 13PC and/or 13RPA), to create a positive covenant and restriction as to user for the flood wall barrier system shall be submitted to Council and signed by Council's authorized officer prior to issue of the relevant interim Occupation Certificate.

The Council signed positive covenant and restriction as to user documents are to be submitted to the Principal Certifying Authority prior to the issue of the relevant interim Occupation Certificate.

A copy of the certificate of title demonstrating the creation of the positive covenant and restriction as to user for the flood wall barrier system is to be submitted to the Principal Certifying Authority and Council prior to the issue of the Final Occupation Certificate.

Reason: To identify encumbrances on land. (DACENF02)

Condition 54

Restriction as to User for Flood Wall Barrier System

A restriction as to user shall be created on the title over the flood wall barrier system, restricting any alteration to the levels and/or any construction on the land. The terms of such restriction are to be prepared to Council's standard requirements, (available from Northern Beaches Council), at the applicant's expense and signed by Council prior to lodgement with the Department of Lands. Northern Beaches Council shall be nominated as the party to release, vary or modify such restriction.

The original completed request form to create the restriction as to user for the Flood Barrier System shall be submitted to Council and signed by Council's authorized officer prior to issue of the relevant interim Occupation Certificate.

The Council signed restriction as to user document is to be submitted to the Principal Certifying Authority prior to the issue of the relevant interim Occupation Certificate.

A copy of the certificate of title demonstrating the creation of the restriction as to user for the flood wall barrier system is to be submitted to the Principal Certifying Authority and Council prior to the issue of the Final Occupation Certificate.

Reason: To ensure modification of flood wall barrier system is not carried without Council's approval. (DACENF04)

Condition 58

Positive Covenant for Drainage Structure

A positive covenant is to be created on the title requiring the proprietor of the land to maintain the trunk stormwater drainage system traversing the site and all flood wall barrier systems required to provide the minimum 500 mm freeboard to the proposed retail development, in accordance with the standard requirement of Council.

The terms of the positive covenant are to be prepared to Council's standard requirements, which are available from Northern Beaches Council. Northern Beaches Council shall be nominated as the sole authority empowered to release, vary or modify such covenant.

The Council signed positive covenant document is to be submitted to the Principal Certifying Authority

prior to the issue of the relevant interim Occupation Certificate.

A copy of the certificate of title demonstrating the creation of the positive covenant for the trunk stormwater drainage system traversing the site and all flood wall barrier systems required to provide the minimum 500 mm freeboard to the proposed retail development is to be submitted to the Principal Certifying Authority and Council prior to the issue of the Final Occupation Certificate.

Reason: to identify encumbrances on land. (DACENF14)

Condition 60

Creation of Positive Covenant and Restriction as a User

Where any conditions of this Consent require the creation of a positive covenant and/or restriction as a user, the original completed request forms, (Department of Lands standard forms 13PC and/or 13RPA), shall be submitted to Council and signed by Council's authorized officer prior to issue of the relevant interim Occupation Certificate.

The Council signed positive covenant and restriction as to user documents are to be submitted to the Principal Certifying Authority prior to the issue of the relevant interim Occupation Certificate.

A copy of the certificate of title demonstrating the creation of the positive covenant and restriction as to user for the flood wall barrier system are to be submitted to the Principal Certifying Authority and Council prior to the issue of the Final Occupation Certificate.

Reason: To identify encumbrances on land. (DACENF14)

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Engineering Conditions:

Nil.