

Engineering Referral Response

Application Number:	DA2023/0803
Proposed Development:	Alterations and additions to the existing Hills Flower Market site
Date:	02/05/2024
To:	Kye Miles
Land to be developed (Address):	Part Lot 1 DP 845094 , 287 Mona Vale Road TERREY HILLS NSW 2084

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

Supported - subject to conditions

The proposal includes the removal of the existing on-site stormwater detention (OSD) basin and replaces this with a new combined OSD/ Water Quality basin adjacent to the proposed restaurant on the south western boundary of the site. The submitted engineering plans have been reviewed and the following information must be submitted for further assessment.

1. The 'Drains' computer model for the design must be submitted by the applicant's engineer.
2. A summary table for the OSD design is to be provided on the drawings.
3. Hydraulic Grade Line Analysis for the connection into the existing easement pipe.
4. Dimensions of the basin to ensure required volume is achieved.
5. An overflow is to be provided above the Top Water Level in case of a blockage to the orifice.
6. The proposed detention basin exceeds 300mm in depth and as such must include a fence around the perimeter for safety.
7. It is unclear how access for maintenance of the basin is proposed. Details for access must be shown on the plans.

The submitted Geotechnical report references the incorrect plans which detail a basement which does

not appear to be included on the architectural plans. It is considered that the report be amended to reflect the correct plans and must also reference the civil engineering plans.

The existing driveway access points are to remain which is acceptable.

Development Engineering cannot support the proposal due to insufficient information to dress stormwater management in accordance with Clause C4 of the DCP.

Amended plans and documentation submitted 28/11/2023

The revised stormwater management plans and model have addressed the previous issues. The Geotechnical report has also been amended as requested.

Development Engineering support the proposal, subject to conditions as recommended.

02/05/2024:

Amended stormwater plans reflecting boundary setback to 2.5m are provided, no objections to approval 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:

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 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 Henry & Hymas, drawing number 21F99_DA_C000 Rev 03, Dated 19/12/2023, C100 Rev 10, C101 Rev 15, C102 Rev 13 Dated 22/04/2024 and C200 Rev 04, C202 Rev 03 Dated 27/03/2024 and C201 Rev 11 Dated 30/04/24.

Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer, who has membership to Engineers Australia, National Engineers Register (NER) or Professionals Australia (RPENG) and registered in the General Area of Practice for civil engineering.

The drainage plans must address the following:

1. Scour protection details between overflow weir of OSD basin and southern boundary.
2. Openings in southern boundary fencing to permit flows from overflow weir from OSD basin..
3. Pool style fencing around perimeter of OSD basin.

Detailed drainage plans, including engineering certification, are to be submitted to the Certifier 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.

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 Principal Certifier 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.

Site filling - Virgin Excavated Natural Material (VENM)

Where site fill material is necessary, fill materials must:

1. Be Virgin Excavated Natural Material (VENM) only, as defined in The Protection of the Environment Operations Act 1997.
2. Be free of slag, hazardous, contaminated, putrescibles, toxic or radioactive excavated material and soil, rock or similar material. Putrescibles and non-putrescibles solid waste (including demolition material) is not permitted.

The Applicant shall provide certification by a N.A.T.A. approved laboratory to the Principal Certifier for approval prior to importation of material.

Reason: To ensure protection of the natural environment.

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 in red on a copy of the approved drainage plan by registered surveyor), and Civil 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 Certifier prior to the issue of an Occupation Certificate.

Reason: To ensure the on-site stormwater disposal system is maintained to an appropriate operational standard.