

Engineering Referral Response

Application Number:	DA2020/0433
Date:	27/08/2020
To:	Nick England
Land to be developed (Address):	Lot 2 DP 543012 , 4 Cross Street 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

Comments 27/8/2020

The applicants surveyor has now visually located the 825mm Council and confirmed via survey it now runs within the adjoining property.

No objections to the development subject to conditions.

Comments 20/8/2020

The applicant has failed to provide a CCTV review and location of Councils 825mm Stormwater Line running adjacent to the side boundary .

This is critical in determining if there are any impacts from the proposed development on Councils stormwater line.

If the contractor needs assistance in lifting the concrete pit covers , Councils maintenance crews can assist.

At this stage the application cannot be supported.

Previous comments.

The proposed storage facility is not supported for the following reasons:

The applicant was advised at a pre lodgement meeting (PLM 2019/0300) that the Council stormwater

line running adjacent to the eastern property boundary needed to be located and surveyed as follows:

v Council's records indicate that the property at 4 Cross Street, Brookvale is located adjacent to four 825mm stormwater pipelines (SPI20571, SPI20572, SPI20573, SPI13266) and associated infrastructure along the Eastern boundary of the lot, and a 525mm stormwater pipeline (SPI01948) and associated infrastructure along the Southern boundary of the lot. This is shown on Council's stormwater map which is available on the webpage. (Please follow the relevant link below and select the 'Stormwater' map from the 'No Overlay Map' drop down menu. You can then search by address and use the zoom functionality to see pipe diameters and asset id numbers. i.e. 600 mm and SPP or SPI etc.).

o **Council's Stormwater Planning Map:**

<https://services.northernbeaches.nsw.gov.au/icongis/index.html>

v Based on the plans submitted for this Pre-lodgement meeting, the construction of the self-storage premises will be located within the vicinity of Council's public drainage system along the Eastern Boundary of the site. **The applicant will need to accurately locate, confirm dimensions including depth and plot to scale Council's public drainage system and associated infrastructure on the DA site plans that outline the proposal. This should be carried out by a service locating contractor and registered surveyor.**

All structures will need to be located clear of any Council pipeline, pit, channel or easement and comply with minimum horizontal and vertical clearance requirements for Construction and Maintenance Access as outlined in Council's "Building Over or Adjacent to Constructed Council Drainage Systems and Easements Technical Specifications".

v To demonstrate compliance with Warringah Council's Development Control Plan 2011 and Northern Beaches Council's Water Management policy PL 850 Water (Section 6- Building Over or Adjacent to Council Drainage Systems and Easements), it is recommended that the following details are submitted with any application:

§ Accurately locate, confirm dimensions including depth and plot to scale Council's public drainage system and associated infrastructure on the DA site plans that outline the proposal. This should be carried out by a service locating contractor and registered surveyor. (Evidence of methodology used for locating stormwater system should be provided);

§ If the applicant proposes to use a CCTV pipeline survey to confirm the location of the pipeline, it is recommended that the survey is carried out in accordance with Council's guideline attached;

§ All structures are to be located clear of any Council pipeline, pit or easement and comply with minimum vertical and horizontal clearances;

§ Footings of any structure adjacent to an easement, pipeline or channel are to be designed in accordance with the above-mentioned policy; and

§ Structural details prepared by a suitably qualified Civil Engineer demonstrating compliance with Council's policy are to be submitted.

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 \$**10000** 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.

Construction, Excavation and Associated Works (Security Bond -Councils Road and Drainage assets)

A bond of \$**40000** as security against damage to Council's roads fronting the site and Councils 825mm stormwater line which runs adjacent to the eastern side boundary caused by the construction works.

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

Stormwater Disposal

The applicant is to demonstrate how stormwater from the new development is disposed of to an existing approved system or in accordance with Northern Beaches Council's **WARRINGAH WATER MANAGEMENT POLICY PL850**, Details by an appropriately qualified and practicing Civil Engineer demonstrating that the existing approved stormwater system can accommodate the additional flows and compliance with the Council's specification are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for disposal and stormwater management arising from development.

Vehicle Crossings Application

The Applicant is to submit an application for driveway levels with Council in accordance with Section 138 of the Roads Act 1993. 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 facilitate suitable vehicular access to private property.

Pre-Construction Stormwater Assets Dilapidation Report- Councils 825mm Stormwater line

The Applicant is to submit a pre-construction / demolition Dilapidation Survey of Council's 825mm Stormwater line that is located adjacent to the eastern boundary within the adjoining site. The survey is to be prepared by a suitably qualified person in accordance with Council's Guidelines for Preparing a Dilapidation Survey of Council Stormwater Asset, to record the existing condition of the asset prior to the commencement of works. Council's Guidelines are available at: <https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/general-information/engineering-specifications/2009084729guidelineforpreparingadilapidationsurveyofcouncilstormwaterassets2.pdf>

The pre-construction / demolition dilapidation report must be submitted to Council for review prior to the issue of the Construction Certificate.

Reason: Protection of Council's infrastructure.

Pre-commencement Dilapidation Report

The applicant must prepare and submit a pre-commencement dilapidation report providing an accurate record of the existing condition of adjoining public property and public infrastructure (including roads, gutter, footpaths, etc). A copy of the report must be provided to Council, any other owners of public infrastructure and the owners of adjoining and affected private properties.

The pre-construction / demolition dilapidation report must be submitted to Council prior to the issue of the any Construction Certificate and the commencement of any works including demolition.

Reason: Protection of Council's infrastructure during construction.

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.

Traffic Control During Road Works

Lighting, fencing, traffic control and advanced warning signs shall be provided for the protection of the works and for the safety and convenience of the public and others in accordance with RMS Traffic Control At Work Sites Manual (<http://www.rms.nsw.gov.au/business-industry/partners-suppliers/documents/technical-manuals/tcws-version-4/tcwsv4i2.pdf>) and to the satisfaction of the

Roads Authority. Traffic movement in both directions on public roads, and vehicular access to private properties is to be maintained at all times during the works

Reason: Public Safety.

Vehicle Crossings

The Applicant is to construct **one** vehicle crossing **8.2** metres wide in accordance with Northern Beaches Council Drawing No A4-3330/ **Normal** and the driveway levels 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.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Stormwater Disposal

The stormwater drainage works shall be certified as compliant with Councils Water Management Policy and the approved stormwater drainage plans and all relevant Australian Standards and Codes by a RPENG or NER registered Civil Engineer. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the Occupation Certificate.

Reason: To ensure appropriate provision for the disposal of stormwater arising from the development.