

Engineering Referral Response

Application Number:	DA2023/1395
Proposed Development:	Demolition works and construction of Shop Top housing
Date:	20/08/2024
To:	Adam Croft
Land to be developed (Address):	Lot 3 DP 6777 , 1012 Pittwater Road COLLAROY NSW 2097 Lot 2 DP 314645 , 1014 Pittwater Road COLLAROY NSW 2097 Lot 4 DP 6777 , 1010 Pittwater Road COLLAROY NSW 2097

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

The subject site is located on the low side of the road and as such a drainage easement must be obtained for the connection of stormwater drainage from the site. The submitted stormwater management plans indicate a proposed 1 metre wide drainage easement through 24 Ocean Grove to discharge to Council's piped drainage on Ocean Grove. The application has not included any evidence of the proposed easement or plans and long sections for the connection into Council's piped drainage system. In this regard, the applicant must provide evidence of the creation of the easement prior to consent. Also the applicant's Engineer is to provide details of the pied connection including plans and long sections up to the existing Council pit in Ocean Grove in front of 20 Ocean Grove. The line is to include a new inlet pit with lintel in front of 24 Ocean Grove with a minimum 375mm RCP between this pit and the existing pit.

The subject site may be affected by overland flows along Pittwater Road in the 1% AEP storm event, which may enter the basement via the proposed driveway. In this regard, the applicant's Engineer is to provide an overland flow report for all storms in excess of the 5% AEP, up to and including the 1% AEP storm event to determine if the subject site is affected by any overland flows. The report is to include measures to protect the site from flooding in accordance with the requirements of the Flood Prone

Land clause of the DCP.

The submitted stormwater management plans including OSD is acceptable subject to conditions.

The submitted Geotechnical report requires the basement to be tanked. Conditions to reflect this requirement can be provided.

The driveway crossing is to utilise Council's Normal profile which can also be conditioned. The footpath will need to be reconstructed in accordance with Council's Design Guidelines which can also be conditioned.

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

Amended plans and additional information submitted 29/04/2024

The applicant has advised that they are in the process of negotiating the easement with the downstream property owners. It is considered that a deferred commencement condition can be provided for the creation of the easement. The applicant has provided plans for the easement pipeline and connection to Council's piped drainage system which is acceptable.

The submitted overland flow study is also acceptable. The architectural plans have been amended to include the recommendations of the report with regard to providing sufficient freeboard to the basement driveway and other access points to the basement.

The revised driveway position and grades are acceptable.

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

Amended plans submitted 5/08/2024 and 16/08/2024

The amended stormwater and architectural plans are acceptable.

Development Engineering support the proposal, 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:

DEFERRED COMMENCEMENT CONDITIONS

Stormwater Drainage Easement

As the natural fall of the land is towards the rear of the site the disposal of stormwater drainage is to be in accordance with the drainage plan submitted by ISTRUCT Consulting Engineers, drawing number 230602 D01 Rev C and D08 Rev B and D09 Revision B dated 16/08/2024. The easement is to be created under Sections 46 and/or 46A of the Real Property Act 1900 No 25 or under Sections 88B and/or 88K of the Conveyancing Act 1919. The applicant must provide Council with evidence of the created easement on title in order to activate the consent.

Reason: To ensure adequate provision is made for stormwater drainage from the site in a proper manner that protects adjoining properties.

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 ISTRUCT Consulting Engineers, drawing number 230602 D01 Rev C, D02 Rev C, D03 Rev C, D04 Rev C, D05 Rev C, D08 Rev B and D09 Rev B, dated 16/08/2024. 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.

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.

Geotechnical Report Recommendations have been Incorporated into Designs and Structural Plans

The recommendations identified in the Geotechnical Report referenced in Condition 1 of this consent are to be incorporated into the construction plans.

Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the construction certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.

Flood Protection Design and Certification

In order to protect property and occupants from flood risk the following is required:

Car Parking

All access, ventilation and any other potential water entry points, including entry ramp crests to the basement car park shall be at or above the Flood Planning Level of 14.650m AHD in accordance with the Overland Flow Investigation & Report by Barrenjoey Consulting Engineers Pty Ltd, Job No 240403 dated April 2024.

The applicant is to submit plans and certification by an appropriately qualified Civil Engineer who has membership to Engineers Australia, National Engineers Register (NER) or Professionals Australia (RPENG) demonstrating compliance.

Details demonstrating compliance are to be submitted to the Certifier for approval prior to the issue of the Construction Certificate.

Reason: To reduce the impact of flooding and flood liability on owners and occupiers of flood-prone property and reduce public and private losses in accordance with Council and NSW Government policy.

Submission Roads Act Application for Civil Works in the Public Road

The Applicant is to submit an application for approval for infrastructure works on Council's roadway. Engineering plans for the new development works within the road reserve and this development consent are to be submitted to Council for approval under the provisions of Sections 138 and 139 of the Roads Act 1993.

The application is to include Civil Engineering plans for the design of the driveway crossing, footpath paving along the entire frontage and street tree planting which are to be generally in accordance with the Council's specification for engineering works - AUS-SPEC #1. The plans shall be prepared by a qualified Civil Engineer and Landscape Architect. The design must include the following information:

- 6 metre wide driveway crossing in accordance with Transport for NSW requirements. (An approval of the works from Transport for NSW in accordance with their letter dated 27 October 2023 must be submitted with the application).
- Full width paving along the frontage of the site in accordance with Council's Public Space Vision & Design Guideline.
- Street tree planting as nominated shall be installed at a pre-ordered 200 litre container size minimum, installed within the footpath in accordance with Council's Standard Drawing 1300 - Tree Pit Details, including strata cell subsurface with root barriers and planted understorey.
- Service pit locations and adjustment including concurrence from relevant service authority for any relocations.

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 Principal Certifier prior to the issue of the Construction Certificate.

Reason: To ensure engineering works are constructed in accordance with relevant standards and Council's specification.

Tanking of Basement Level

The basement area is to be permanently tanked. The Applicant is to submit structural details of the tanking, prepared by a suitably qualified Engineer. Where temporary dewatering works are required on the development site during construction, the developer/applicant must apply for and obtain a bore license from the NSW Office of Environment and Heritage. The bore license must be obtained prior to commencement of dewatering works. All requirements of Water NSW are to be complied with and a copy of the approval must be submitted to the Certifier.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: To prevent ingress of sub-surface flows into the basement area and to comply with State Government Requirements.

Utilities Services

Prior to the issue of the Construction Certificate, written evidence of the following service provider

requirements must be provided to the Principal Certifier:

- a) a letter from Ausgrid demonstrating that satisfactory arrangements can be made for the installation and supply of electricity,
- b) a response from Sydney Water as to whether the proposed works subject to this consent would affect any Sydney Water infrastructure, and whether further requirements need to be met, and
- c) other relevant utilities or services - that the development as proposed to be carried out is satisfactory to those other service providers, or if it is not, the changes that are required to make the development satisfactory to them.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: To ensure relevant utility and service providers' requirements are provided to the Principal Certifier.

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.

Stormwater Drainage Application

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 Civil Engineering plans for the design of the inter-allotment drainage system within 24 Ocean Grove and connection to Council's piped drainage system adjacent to 20 Ocean Grove which are to be generally in accordance with the concept drainage plans by ISTRUCT Consulting Engineers approved with the Development Application and Council's specification for engineering works - AUS-SPEC #1. The form can be found on Council's website at www.northernbeaches.nsw.gov.au > Council Forms > Stormwater Drainage Application Form.

The plans are to include the following:

- Sections through the inter-allotment pipeline adjacent to the existing dwelling at 24 Ocean Grove with details of any construction techniques required for the protection of the structure.
- Pit and pipe details for the pipeline within Ocean Grove in accordance with Council's specifications.
- Services plan and depth to ensure no conflict.

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 Principal Certifier prior to the issue of the

Construction Certificate.

Reason: To ensure appropriate provision for disposal of stormwater 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

Certification of Civil Works and Works as Executed Data in accordance with Road Act Approval

The Applicant shall submit a certification by a suitably qualified Civil Engineer, who has membership to Engineers Australia, National Engineers Register (NER) or Professionals Australia (RPENG) that the completed works have been constructed in accordance with this consent and the approved Section 138 and/or Construction Certificate plans. Works as Executed data certified by a registered surveyor in relation to boundaries shall be submitted to Council for acceptance and Council's written acceptance shall be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To ensure compliance of works with Council's specification for engineering works.

Certification of Council Drainage Works and Works as Executed Data in accordance with Local Government S68 Approval

The Applicant shall submit certification by a suitably qualified Civil Engineer, who has membership to Engineers Australia, National Engineers Register (NER) or Professionals Australia (RPENG) that the completed works have been constructed in accordance with this consent and the approved Section 68 application. Works as Executed data (details overdrawn on a copy of the approved drainage plans) certified by a registered surveyor in relation to boundaries and/or relevant easements prepared in accordance with Council's 'Guideline for preparing Works as Executed data for Council Stormwater Assets', shall be submitted to Council for acceptance and Council's written acceptance shall be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To ensure compliance of drainage works with Council's specification for engineering works.

Positive Covenant for the Maintenance of Stormwater Pump-out Facilities

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 a copy of the Works-as-Executed plan (details overdrawn on a copy of the approved drainage plan), and Civil Engineers' certification.

The Applicant shall create on the Title a positive covenant in respect to the ongoing maintenance of the pump-out facility on the property being developed. Northern Beaches Council shall be nominated in the instrument as the only party authorised to release, vary or modify the instrument. Northern Beaches Council's delegate shall sign these documents prior to the submission to the NSW Land Registry Services. Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

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 Certifier prior to the issue of an Occupation Certificate.

Reason: To ensure adequate provision is made for the stormwater pump out system to be maintained to an appropriate operational standard.

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 on a copy of the approved drainage plan), 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.

Flood Protection Certification

A suitably qualified Civil Engineer and Registered Surveyor are to certify that the completed works have been constructed in accordance with this consent and the approved plans with respect to the following:

All access, ventilation, driveway crests and any other potential water entry points to the basement car park have been set at or above the Flood Planning Level of 14.650m AHD in accordance with the Overland Flow Investigation & Report by Barrenjoey Consulting Engineers Pty Ltd, Job No 240403 dated April 2024.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To reduce the impact of flooding and flood liability on owners and occupiers of flood-prone property and reduce public and private losses in accordance with Council and NSW Government policy.