

## Engineering Referral Response

<b>Application Number:</b>	Mod2015/0120
<b>To:</b>	Tony Collier
<b>Land to be developed (Address):</b>	Lot 1 DP 830423 , 22 - 26 Albert Street FRESHWATER NSW 2096

### 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

Stormwater drainage plan approved with the Consent DA2012/1235 shows the onsite stormwater detention (OSD) located under the proposed arcade and lobby areas of the development.

Reference is made to drawing S9603, issue G where the OSD tank is proposed to be relocated to the location annotated as '3'. No stormwater drainage plans are submitted to Development Engineers, where the location of the OSD tank is consistent with the location shown on drawing S9603. In this regard, Development Engineers are unable to adequately assess the stormwater drainage proposal due to lack of information.

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 12/8/2015

Reference is made to the stormwater drainage plans by Jones Nicholson Consulting Engineers, Job no. 20150270, drawing no. CSK07 dated 17/7/2015.

Development Engineers advise the proposal cannot be supported due to the following reasons:

- 1.The OSD tank is designed with a drowned outlet and therefore will not perform hydraulically as per Council's requirements.
- 2.Proposed stormwater pipeline along and underneath the footpath is not acceptable to Council, due to the high risk of conflict between the pipeline and other underground utility services.

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 17/8/2015

The applicant has now requested there is no change to the approved on site detention system and stormwater plans. refer to trim no. 2015/239570.

In this regard, stormwater management for this development is now acceptable to Council.

The applicant proposes to modify conditions 14, 36 and 57 with regards to the removal of the reference to a 'fully tanked or permanently tanked' basement.

Reference is made to a referral response from NSW Office of Water's concurrence to modify conditions 14, 36 and 57, subject to General Terms of Approval. see trim no. 2015/198927.

In light of the NSW Office of Water's concurrence to relax the requirement to fully tank the basement, condition 57 related to the maintenance of the pump out will need to be modified to comply with NSW Office of Water's requirements.

In this regard, no objections are raised to the following:

1. Deletion of Condition 14

2. Inclusion of the following condition

**Waterproofing/Tanking of Basement Level - Design**

The basement area is to be partially tanked or waterproofed in accordance with the Sydney Coastal Councils Group : Groundwater Management Handbook, A Guide for Local Government, First Edition, dated September 2006 and General Terms of Approval from NSW Office of Water dated 8/7/2015.

All requirements of NSW Office of Water must be complied with.

Details of the waterproofing/ tanking and certification stating that that the basement level is partially tanked or waterproofed to allow ingress of sub-surface flows / groundwater into the basement area of a maximum of 3 megalitres per year in total, are to be prepared by a suitably practicing and qualified Engineer.

Where 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 Water. The bore license must be obtained prior to commencement of dewatering works. All requirements of the NSW Office of Water must be complied with and a copy of the approval must be submitted to the Certifying Authority.

Details demonstrating compliance are to be submitted to the Certifying Authority 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. (DACENC14)

3.Deletion of Condition 36

4.Inclusion of the following condition

**Waterproofing/Tanking of Basement Level - Certification**

Certification certifying that the basement level is partially tanked or waterproofed to allow ingress of sub-surface flows / groundwater into the basement area. Certification is to be provided by an Accredited Certifier suitably accredited with the Building Professionals Board in the relevant area of expertise.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to pouring of concrete for the ground floor level of the building.

Reason: To prevent the ingress of sub-surface flows / groundwater into the basement area.  
(DACENEDW1)

5.Deletion of condition 57

6.Inclusion of the following condition

**Waterproofing/Tanking of Basement Level - Certification**

Certification stating that the basement level is partially tanked or waterproofed to allow ingress of sub-surface flows/groundwater into the basement area of a maximum of 3 megalitres per year in total, are to be prepared by a suitably qualified Engineer. Certification is to be provided by an Accredited Certifier suitably accredited with the Building Professionals Board in the relevant area of expertise.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Occupation Certificate.

Reason: To ensure compliance with State Government Requirements. (DACENFPO1)

7.Deletion of condition 57

8.Inclusion of the following condition

**Positive Covenant for the Maintenance of Stormwater Pump-out Facilities**

A Positive Covenant (under the provisions of Section 88B of the Conveyancing Act 1919) is to be created on the property title to ensure the on-going maintenance of the stormwater pump-out facilities on the property being developed in accordance with the General Terms of Approval from NSW Office of Water dated 8/7/2015.

NSW Office of Water shall be nominated in the instrument as the only party authorised to release, vary or modify the instrument. NSW Office of Water's delegate shall sign these documents prior to the submission to the Land & Property Information Department.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To ensure adequate provision is made for the stormwater pump out system to be maintained to an appropriate operational standard. (DACENF11)

**Referral Body Recommendation**

Recommended for approval, subject to conditions

**Refusal comments****Recommended Engineering Conditions:**

Nil.