

Engineering Referral Response

| | |
|--|--|
| Application Number: | DA2020/0552 |
| Date: | 01/11/2020 |
| To: | Lashta Haidari |
| Land to be developed (Address): | Lot 2615 DP 752038 , 181 Allambie Road ALLAMBIE HEIGHTS 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 1/11/2020

The applicant has still not submitted the previous requested information to support the stormwater drainage plans . As such a deferred commencement condition will be added to the recommended conditions.

Comments 24/9/2020

No further information has been received addressing the previous development engineering comments.

The engineering plans and stormwater management report has been reviewed and the following information is required to further assess the application.

- 1) A DRAINS model is to be submitted to Council for review as required by section 4.4 of Councils On Site Stormwater Detention Technical specification.
- 2) The stormwater drainage plans are to detail the minimum information required for major developments as detailed in section 3.3 of the Technical specification.
- 3) The rain garden and any other proposed water quality treatment devices are to be detailed on the stormwater drainage plans showing how they are integrated with the OSD tank and level spreader. A level spreader detail is also to be provided.

4) The orifice plate detail is not consistent with the size as specified in the stormwater drainage plan

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 /On site Stormwater Detention

Stormwater drainage plans dealing the provision of On Site Stormwater Detention are to be submitted to Council for written approval detailing disposal of stormwater from the site in accordance with Council's Water Management Policy.

The following information is to be submitted also to support the stormwater drainage plans.

1) The stormwater drainage plans are to detail the minimum information required for major developments as detailed in section 3.3 of the Technical specification.

2) A DRAINS model is to be submitted to Council for review as required by section 4.4 of Councils On Site Stormwater Detention Technical specification.

3) The stormwater drainage plans are to be certified by a civil engineer with RPENG accreditation or NER accreditation .

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

FEES / CHARGES / CONTRIBUTIONS

Construction, Excavation and Associated Works (Security Bond)

A bond of \$20000 as security against damage to Council's roads fronting the site caused by the transport and disposal of materials and equipment to and from the site.

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

Traffic Management and Control

The Applicant is to submit an application for Traffic Management Plan to Council for approval prior to issue of the Construction Certificate. The Traffic Management Plan shall be prepared to RMS standards by an appropriately certified person.

Reason: To ensure appropriate measures have been considered for site access, storage and the

operation of the site during all phases of the construction process.

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 for written approval and the written approval is then to be submitted to the Certifying Authority 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.

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

Post-Construction Road Reserve Dilapidation Report (Major Development)

The applicant must bear the cost of all restoration works to Council's road, footpath and drainage assets damaged during the course of this development.

A Post Construction Dilapidation Report after the completion of all building works is to demonstrate that there is no damage to Council infrastructure prior to the refund of any security deposits.

Reason: To ensure security against possible damage to Council property.

Positive Covenant and Restriction as to User for On-site Stormwater Disposal Structures

The Applicant shall lodge the Legal Documents Authorisation Application with the original completed request forms (NSW Land Registry standard forms 13PC and/or 13RPA) to Council and a copy of the Works-as-Executed plan (details overdrawn on a copy of the approved drainage plan), hydraulic engineers' certification . Certification is to be provided by a engineer with RPENG or NER(Civil) accreditation.

The Applicant shall create on the Title a restriction on the use of land and a positive covenant in respect to the ongoing maintenance and restriction of the on-site stormwater disposal structures including the raingarden within this development consent. The terms of the positive covenant and restriction are to be prepared to Council's standard requirements at the applicant's expense and endorsed by Northern Beaches Council's delegate prior to lodgement 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 for on-site storm water detention as to user is to be submitted.

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

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