

Engineering Referral Response

Application Number:	DA2019/1144
To:	Kelsey Wilkes
Land to be developed (Address):	Lot 10 DP 243737 , 13 Hunter Street South WARRIEWOOD NSW 2102

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

Council's records indicates that the proposed alteration and addition is located adjacent to Council stormwater pipe and easement, which may affect the structural integrity Council's drainage infrastructure. Applicant has not located Council's pipe and drainage system, required in accordance with clause B5.12 Pittwater 21 DCP 2014. In this regard, Council's drainage system must be accurately located, confirming dimensions and plotting Council's stormwater pipelines and associated infrastructure to scale on the DA plans demonstrating that the proposed foundation for the dwelling (proposed extension) will not affect Council's drainage infrastructure.

A service-locating contractor and a registered surveyor shall locate Council's drainage system. (The applicant will need to provide evidence of methodology used for locating Council's infrastructure).

Applicant has to provide details to show that all proposed structures and footings are located clear of any Council drainage infrastructure. As result the application can not be supported.

DATED 19/11/2019

The submitted survey plan prepared C.M.S surveyor dated 08/06/19 has not provided details of the entire location of Council's pipe within the drainage easement located along the north western rear boundary. The proposed extension is located within the vicinity of Council's pipe and drainage easement. Council Drainage Assets Engineer have been consulted in regards to the submitted information and have concluded that the submitted information does not satisfy the intent of the requested additional information.

As result the application can not be supported for the reason given above.

DATED 03/12/2019

The amended survey plans shows that the propose development should be clear of Council's drainage assets affecting the site. Recommend approval subject to conditions.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Engineering Conditions:

FEES / CHARGES / CONTRIBUTIONS

Construction, Excavation and Associated Works Bond (Drainage works)

The applicant is to lodge a bond of \$5000.00 as security against any damage or failure to complete the construction of stormwater drainage works 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.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Structural Adequacy and Excavation Work

Excavation work is to ensure the stability of the soil material of adjoining properties, the protection of adjoining buildings, services, structures and / or public infrastructure from damage using underpinning, shoring, retaining walls and support where required. All retaining walls are to be structurally adequate for the intended purpose, designed and certified by a Structural Engineer, except where site conditions permit the following:

- (a) maximum height of 900mm above or below ground level and at least 900mm from any property boundary, and
- (b) Comply with AS3700, AS3600 and AS1170 and timber walls with AS1720 and AS1170.

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

Reason: To provide public and private safety.

Pre-Construction Stormwater Assets Dilapidation Report

The Applicant is to submit a pre-construction / demolition Dilapidation Survey of Council's Stormwater Assets 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 approval and the Principal Certifying Authority prior to the issue of the Construction Certificate.

Reason: Protection of Council's Infrastructure.

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 all relevant Australian Standards and Codes by a suitably qualified person. 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 appropriate provision for the disposal of stormwater arising from the development.

Certification of Structures Located Adjacent to Council Pipeline or Council Easement

All structures are to be located clear of any Council pipeline or easement. Footings of any structure adjacent to an easement or pipeline are to be designed in accordance with Council's Pittwater 21 DCP 2014 Clause B5.12. Any proposed landscaping within a Council easement or over a drainage system is to consist of ground cover or turf only (no trees are permitted) - Structural details prepared by a suitably qualified Civil Engineer demonstrating compliance are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

Reason: Protection of Council's Infrastructure

Post-Construction Dilapidation Survey

A post-construction Dilapidation Survey of Council's Stormwater Assets is to be prepared by a suitably qualified person in accordance with Council's *Guidelines for Preparing a Dilapidation Survey of Council Stormwater Asset* in order to determine if the asset has been damaged by the works. Council's Guidelines are available

at: <https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/general-information/engineering-specifications/2009084729guidelineforpreparingadilapidationsurveyofcouncilstormwaterassets2.pdf>

The post construction dilapidation report must be submitted to the Council for review and the Certifying Authority prior to the issue of the Occupation Certificate. Any damaged to Council's stormwater infrastructure is to be rectified in accordance with Council's technical specifications prior to the release of the security bond.

Reason: Protection of Council's Infrastructure