

Engineering Referral Response

Application Number:	DA2019/0887
Date:	01/07/2020
To:	Anne-Marie Young
Land to be developed (Address):	Lot 25 DP 5464 , 2 Macpherson Street 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

Development engineering comments 1/7/20

The On Site Stormwater Detention plans are satisfactory. The plans detail the provision of pre-formed tanks below the ground on each of the lots. Accordingly a condition has been drafted to ensure all future housing development complies with the OSD/stormwater drainage concept plan.

No objections to the subdivision development application subject to conditions.

Development Engineering comments 12/3/20

The application is not supported because the applicant as advised in October 2019 has not addressed the following stormwater/on site detention requirement for the site:

The proposed subdivision and housing development has not provided On site stormwater detention as required to meet the objectives of Section 4.6.3 and Appendix A of the "Warriewood Valley Urban Release Water Management Specification " .

A concept stormwater drainage plan and hydraulic modelling/calculations are required detailing

the provision of On Site Stormwater Detention and are to meet the objectives of the "Warriewood Valley Urban Release Water Management Specification " .

Development Engineering comments October 2019

The proposed subdivision and housing development has not provided On site stormwater detention as required to meet the objectives of Section 4.6.3 and Appendix A of the "Warriewood Valley Urban Release Water Management Specification " .

A concept stormwater drainage plan and hydraulic modelling/calculations are required detailing the provision of On Site Stormwater Detention and are to meet the objectives of the "Warriewood Valley Urban Release Water Management Specification " .

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:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

On Site Stormwater Detention (future housing lots)

Future housing development on individual lots is to provide on-site stormwater detention in accordance with Northern Beaches Council's –Warriewood Valley Urban Release -Water Management specification and generally in accordance with the concept drainage plans prepared by A T and L , drawing number SKC 014, dated 21/6/20. Detailed drainage plans for future housing development are to be prepared by a suitably qualified Civil Engineer, who has membership to the Institution of Engineers Australia, National Professional Engineers Register (NER) or RPENG (Civil).

The individual lot site storage and permissible site discharges are to be in accordance with the values specified on the concept drainage plan . Underground storage tanks are to be Lattice (LU5000) tanks or equivalent .

Reason: To ensure stormwater discharges are managed to prevent downstream impacts.

FEES / CHARGES / CONTRIBUTIONS

Construction, Excavation and Associated Works Security Bond (Road works)

The applicant is to lodge a bond with Council of \$50000 as security against any damage to the Macpherson Street bridge structure and road pavement as a result of any subdivision on 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 THAT MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF ANY STRATA

SUBDIVISION OR SUBDIVISION CERTIFICATE

Provision of Services for Subdivision

The applicant is to ensure all services including water, electricity, telephone and gas are provided, located and certified by a registered surveyor on a copy of the final plan of subdivision. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the Subdivision Certificate.

Reason: To ensure that utility services have been provided to the newly created lots.

Services

The Applicant shall ensure all utilities/services and street lighting is installed. The Applicant is to submit a Certification stating the above requirement has been complied with by the relevant authority(s) and/or authorised contractor.

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

Reason: To ensure services have been provided in accordance with the relevant authorities requirements.

Sydney Water Compliance Certification

The Applicant shall submit a Section 73 Compliance Certificate under the Sydney Water Act 1994 issued by Sydney Water Corporation. Application must be made through an authorised Water Servicing Co-ordinator. Please refer to the Building Developing and Plumbing section of the web site www.sydneywater.com.au <<http://www.sydneywater.com.au>> then refer to "Water Servicing Coordinator" under "Developing Your Land" or telephone 13 20 92 for assistance.

Following application a "Notice of Requirements" will advise of water and sewer infrastructure to be built and fees to be paid. Please make early contact with the coordinator, since building of water/sewer infrastructure can be time consuming and may impact on other services and building, driveway or landscape design.

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

Reason: To ensure compliance with the statutory requirements of Sydney Water.

Certification of Utility Services

The provision of all utilities/services and/or street lighting are to be certified by the relevant authority(s) and/or authorised contractor. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the Subdivision Certificate.

Reason: To ensure services have been provided in accordance with the relevant authorities requirements

Easement for Drainage

The Applicant shall create an easement for drainage (under the provisions of Section 88B of the Conveyancing Act) on the final plan of subdivision, to accompany the Section 88B instrument to ensure all drainage infrastructure is located within the appropriate easement(s).

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

Reason: Council's Subdivision standards and statutory requirements of the Conveyancing Act 1919.

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

Reason: Council's Subdivision standards and statutory requirements of the Conveyancing Act 1919.

Release of Subdivision Certificate

The final plan of subdivision will not be issued by Council until the development has been completed in accordance with terms and conditions of the development consent.

Reason: Council's subdivision standards and the statutory requirements of the Conveyancing Act 1919.

Subdivision Certificate Application

The Applicant shall submit a Subdivision Certificate Application to Council, which is to include a completed Subdivision Certificate form and checklist, a final plan of subdivision prepared in accordance with the requirements of the Conveyancing Act 1919, four copies of the final plan of subdivision and all relevant documents including electronic copies. This documentation is to be submitted to Council prior to the issue of the Subdivision Certificate. All plans of survey are to show connections to at least two Survey Co-ordination Permanent Marks. The fee payable is to be in accordance with Council's fees and charges.

Reason: Statutory requirement of the Conveyancing Act 1919.

Street naming

The private street naming must comply with Council's list for the Warriewood Valley release area and can be found on Council's website.

Reason: To comply with Councils policies.

Lot classification report

A site/ lot classification report prepared by a geotechnical engineer must be prepared and submitted following the completion of all subdivision works confirming that all residential lots are compliant with AS 2870 and are suitable for development. The report must be accompanied by a table which summarises the classification of all lots created as part of the subdivision.

Reason: Compliance with Councils Development Control Plan

Compliance certification engineering works.

A compliance certificate prepared by a civil engineer with NER or RPENG(Civil) accreditation stating all relevant inspections of the civil works including street lighting, utility services, footpaths, cross overs and all stormwater drainage works are compliant with the relevant Australian standards, utility authority specifications and Councils Auspec One specification.

The compliance certification is to be provide to Council prior to the issue of the subdivision certificate,

Reason: To ensure compliance of works with Auspec one and the Utility authority requirements.

Title Encumbrances

All easements, rights of carriageway, positive covenants and restrictions as to user as indicated on the plans and required by this consent are to be created on the title naming Northern Beaches Council as the sole authority empowered to release or modify. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the Subdivision Certificate

Reason: To ensure proper management of land