

Engineering Referral Response

Application Number:	DA2023/0379
Proposed Development:	Torrens Subdivision of one lot into four lots
Date:	24/11/2023
To:	Jordan Howard
Land to be developed (Address):	Lot 18 DP 19022 , 107 Iris Street BEACON HILL 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

Supported, subject to conditions

Response 1 - 07/06/2023

The following amendments are required:

Subdivision Plan

1. Show a 3.0 m wide drainage easement on eastern boundary benefitting Council as per PLM notes.
2. Show a drainage easement benefitting/ burdening proposed lots as required in co-ordination with amended stormwater plans. As per previous advice, a single connection point to Council pit SPP04716 is required.
3. Show a right of way composed of straight segments. The Right of Way should be 3.5 m wide on straight sections and widened as required.

Right of Way

1. Provide a longitudinal section and cross sections of proposed Right of Way/ driveway.

Stormwater Plans by TCP

1. The locations of the proposed on site detention systems means that a large percentage of proposed driveways will by-pass the system. The OSD systems should be located to capture 100% of internal driveways and 100% of roof areas. Show size, invert levels of pits capturing driveway run off and stubs

in the OSD tanks that will connect to future dwellings. Show all proposed surface levels to justify design.

2. As advised by the Stormwater unit in the PLM notes, the internal system should connect to Council pit SPP04716. This will necessitate a drainage easement at the front of property burdening/ benefitting relevant lots as required.

3. Provide longitudinal section of proposed internal drainage system including details of connection to Council pit SPP04716

4. The on site detention system must be designed in accordance with Section 9.3.2.5 of the *Water Management for Development Policy Version 2 dated 26 February 2021*. As per advice in this section the pre-development site conditions are to be modelled as 100% pervious. The impervious fraction of the proposed development is to be estimated based on the likely building footprint and other impervious areas. The impervious fraction of the proposed development must be a minimum of 60% however. The OSD system is to attenuate post development flows to pre development levels for all storm events from the 20% to the 1% AEP. Provide DRAINS model to Council for perusal.

5. DRAINS modelling requirements are as follows:

(i) Use ARR Data Hub and BOM data.

(ii) Use Initial loss - Continuing loss model

(iii) Provide pre and post models for the 20%, 5% and 1% AEP events.

5. Approval from Sydney Water is required for building over or in the vicinity of Sydney Water assets.

Response 2 - 07/08/2023

1. Subdivision Staging.

A. The submitted Statement of Environmental Effects states that it is proposed to develop the site in stages with Lots 1 and 2 to be developed first. Upon the development of Lots 1 & 2 it is proposed to demolish the existing dwelling straddling proposed Lots 3 & 4.

The applicant is advised to submit separate Plans of Subdivision which outline the requested Council approvals for Stage 1 and Stage 2. Please note, that the stormwater works for the ultimate subdivision will need to be constructed as part of Stage 1 works,

2. Drawing Sw-01 rev R4 by TPC.

A. The on site detention tank needs to be contained entirely within a drainage easement.

B. Show all pits on OSD tank.

C. The building footprint cannot be within Council's drainage easement.

D. No pit construction is permitted on Council's drainage easement. As per previous advice the private connection is to be made to Council pit SPP04716. No encroachment onto Council's drainage easement is permitted.

E. Provide an easement over private property for the pipe connection to Council's pit for burdened lots.

F. A 375 dia pipe connection to Council's pit is not supported. Provide smaller pipe to convey calculated discharge from on site detention tank.

G. Provide indicative Finished Floor Levels for future dwellings.

H. Provide drainage longitudinal sections for each proposed pipe.

I. Provide pipe sizes.

J. Pits 3 & 4 cannot have the same invert levels.

3. Drawing Sw-02 rev R4 by TPC

A. Check stated OSD tank volume as it does not match the volume calculated from the tank dimensions

4. Drawing Sw-04 rev R4 by TPC.
 - A. Confirm whether the design intent is to provide for a High Early Discharge (HED) arrangement.
 - B. All flows are to be discharged through the control orifice for flows up to the 1% AEP.
 - C. The top of water level is to be set at the top of emergency overflow level. Amend tank size accordingly.
 - D. Provide levels for all overflow structures.
 - E. Show all inlet pipe levels. Inlet pipes should be above storage levels.
5. The internal driveway shall be 3.5m wide and widened to 4.0m where the driveway is combined with an easement for services or drainage
6. Provide DRAINS model of proposed OSD basin for Council perusal.
7. Show all gradients for proposed vehicle crossing and internal driveway design on driveway longitudinal sections.
8. Amend Plan of Subdivision by registered surveyor to reflect requested amendments.

Response 3 - 01/09/2023

1. Subdivision Staging.

A. The submitted Statement of Environmental Effects states that it is proposed to develop the site in stages with Lots 1 and 2 to be developed first. Upon the development of Lots 1 & 2 it is proposed to demolish the existing dwelling straddling proposed Lots 3 & 4.

The applicant is advised to submit separate Plans of Subdivision which outline the requested Council approvals for Stage 1 and Stage 2. Please note, that the stormwater works for the ultimate subdivision will need to be constructed as part of Stage 1 works,

2. Drawing Sw-01 rev R6 by TPC.

- C. The building footprint cannot be within Council's drainage easement.
- D. No pit construction is permitted on Council's drainage easement. As per previous advice the private connection is to be made to Council pit SPP04716. No encroachment onto Council's drainage easement is permitted.
- F. A 375 dia pipe connection to Council's pit is not supported. Provide a 150 or 225 dia pipe to convey calculated discharge from on site detention tank.
- G. Provide indicative Finished Floor Levels for future dwellings.
- H. Provide drainage longitudinal sections for each proposed pipe.
- AA. All pipes benefitting one lot and burdening another need to be within a drainage easement. One of the Pit 7's and connecting pipe appears to be outside an easement. The pipe connection from the raingarden on Lot 2 to Lot 1 is outside the easement.

3. Drawing Sw-02 rev R6 by TPC

- AA. Label sections X & X correctly.
4. A High Early Discharge design for the on site detention system is not supported.
5. Discharge control should be on the downstream end of the OSD basin.
6. The internal driveway shall be 3.5m wide and widened to 4.0m where the driveway is combined with an easement for services or drainage

7. Show all gradients for proposed vehicle crossing and internal driveway design on driveway longitudinal sections.

6. Amend Plan of Subdivision by registered surveyor to reflect requested amendments.

Response 4 - 14/09/2023

The requested amendments have generally been undertaken. I have no further objections to the proposed development subject to the following engineering conditions of consent.

Engineering Comments 28.09.2023

I have reviewed the updated subdivision plans showing staging of works. It does not appear that there is a proposed timeline for the staging of works, that is how long after completion of proposed Stage 1 works, will Stage 2 works commence. The proposed works staging is not supported under a single development application. It is suggested that the application propose a three lot subdivision, with subdivision into four lots to be carried out at a later stage at the owners discretion. The submitted stormwater management plans have catered for this scenario but would require modification for the interim three lot subdivision. The following matters also require attention:

1. The proposed stormwater management plans are satisfactory for the final subdivision design, however they have not addressed stormwater management for the existing dwelling on the development site during and after the proposed Stage 1 works.
2. A longitudinal section of the proposed Right of Way driveway needs to be provided, limiting driveway grades to 25%.
3. Driveways that are 30m or more in length require a passing bay to be provided every 30m. To provide a passing bay, driveways shall be widened to 5.0m for a distance of at least 10m. In this instance it is suggested that a single passing bay be provided at the entry to the subdivision on Proposed Lot 1. The vehicular crossing on the property boundary can be widened to 5 metres to facilitate this.
4. Provide swept paths for vehicular access to lots 3 & 4. There appears to be conflict with the proposed water treatment measures and indicative vehicular access for Lot 3.

Engineering Comments 02.11.2023

Revised stormwater plans and driveway plans have been provided. I have no further objections to the proposed development.

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:

FEES / CHARGES / CONTRIBUTIONS

Construction, Excavation and Associated Works Security Bond(s)

The applicant is to lodge a bond with Council for the following:

Drainage Works

As security against any damage or failure to complete the construction of stormwater drainage works required as part of this consent a bond of \$80,000.

Security Bond

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 a bond of \$40,000.

Details confirming payment of the bond(s) are to be submitted to the Principal Certifier prior to the issue of the Construction Certificate. All bonds are to be paid prior to commencement of any works (Stage 1).

Reason: Protection of Council's infrastructure.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE SUBDIVISION WORKS CERTIFICATE

On-Site Stormwater Detention

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 **Hecard Consult Pty Ltd**, job number **SW-152-2307 C**, dated **10.11.2023**.

1. STAGE 1 works shall be in accordance with drawing number: Stage 1 SW Plan SH3, Job Number SW-152-2307 C.
2. STAGE 2 works shall be in accordance with drawing number: Stage 2 SW Plan SH4, Job Number SW-152-2307 C.

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.

Reason: To ensure appropriate provision for the disposal of stormwater and stormwater management arising from the development.

Utilities Services

Prior to the issue of the Subdivision Works 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

Subdivision Works Certificate.

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

Submission of 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 four (4) copies of Civil Engineering plans for the design of **stormwater connection from private property to Council Pit SPP04716. These works are to be carried out as part of the STAGE 1 subdivision** and are to be generally in accordance with the Council's specification for engineering works - AUS-SPEC #1. The plan shall be prepared by a qualified civil engineer. The design must include the following information:

- i. **Provide a longitudinal section of the proposed stormwater pipe connection from the proposed on-s showing pipe levels, invert levels, natural ground surface and all crossing services.**
- ii. **The connection to the pit shall be as high as possible to limit hydraulic losses, whilst maintaining n**

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 Certifier prior to the issue of the Subdivision Works Certificate

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

Pre-Construction Stormwater Assets Dilapidation Report

The Applicant is to submit a pre-construction / demolition Dilapidation Survey of Council's Stormwater Assets, which 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>
This is to be undertaken prior to STAGE 1 works.

The pre-construction / demolition dilapidation report must be submitted to Council for approval and the Certifier prior to the issue of the Subdivision Works Certificate.

Reason: Protection of Council's Infrastructure.

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 Certifier prior to the issue of the any Subdivision Works Certificate and the commencement of any works including demolition.

Reason: Protection of Council's Infrastructure during construction.

Off Street Parking Design

The Applicant shall submit a design for the parking facility in accordance with the relevant provisions of Australian/New Zealand Standard AS/NZS 2890.1:2004 parking facilities - Off-street car parking, in particular Section 2.4.5 Physical Controls and Section 2.6 Design of Domestic Driveways.

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

Reason: Compliance with this consent.

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 Water Management Policy; (in particular Section 6 - Building Over or Adjacent to Constructed Council Drainage Systems and Easements Technical Specification). Structural details prepared by a suitably qualified Civil Engineer, who has National Engineers Register (NER) or Professionals Australia (RPENG) demonstrating compliance are to be submitted to the Certifier for approval prior to the issue of the Subdivision Works Certificate.

Reason: Protection of Council's infrastructure.

Geotechnical Report Recommendations have been correctly 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.

Stormwater Disposal

The applicant is to submit Stormwater Engineering Plans for the new development within this development consent in accordance with AS/NZS 3500 and Council's Water Management for Development Policy, prepared by an appropriately qualified and practicing Civil or Hydraulic Engineer who has membership to Engineers Australia, National Engineers Register (NER) or Professionals Australia (RPENG) , indicating all details relevant to the collection and disposal of stormwater from the site, buildings, paved areas and where appropriate adjacent catchments. Stormwater shall be conveyed from the site to Council Pit SPP04716 through an on-site detention system.

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

Reason: To ensure appropriate provision for disposal of stormwater management arising from the development.

Vehicle Driveway (Right of Way) Gradients

The Applicant is to ensure driveway gradients within the private property are not to exceed a gradient of 1 in 4 (25%) with a transition gradient of 1 in 10 (10%) for 1.5 metres prior to a level parking facility. Access levels across the road reserve are to comply with the allocated vehicle profile detailed in this consent.

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

Reason: To ensure suitable vehicular access to private property.

Traffic Management and Control

The Applicant is to submit an application for Traffic Management Plan to Council for approval prior to issue of the Subdivision Works 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.

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 Certifier prior to the issue of the Subdivision Works Certificate.

Reason: To provide public and private safety.

Vehicle Crossing Application

The Applicant is to submit an application with Council for driveway levels to construct **one** vehicle crossing **4** metres wide in accordance with Northern Beaches Council Standard Drawing **A4 3330/2 NH** in accordance with Section 138 of the Roads Act 1993.

Note, driveways are to be in plain concrete only.

The fee associated with the assessment and approval of the application is to be in accordance with Council's Fee and Charges.

A Council approval is to be submitted to the Certifier prior to the issue of the Subdivision Works Certificate.

Reason: To facilitate suitable vehicular access to private property.

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

Vehicle Crossing Application

The Applicant is to submit an application with Council for driveway levels to construct **one** vehicle crossing **4** metres wide in accordance with Northern Beaches Council Standard Drawing **A4 3330/2 NH** in accordance with Section 138 of the Roads Act 1993.

Note, driveways are to be in plain concrete only.

The fee associated with the assessment and approval of the application is to be in accordance with Council's Fee and Charges.

A Council approval is to be submitted to the Certifier prior to the issue of the Subdivision Works Certificate.

Reason: To facilitate suitable vehicular access to private property.

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.

Traffic Control During Road Works

Lighting, fencing, traffic control and advanced warning signs shall be provided for the protection of the works and for the safety and convenience of the public and others in accordance with RMS Traffic Control At Work Sites Manual (<http://www.rms.nsw.gov.au/business-industry/partners-suppliers/documents/technical-manuals/tcws-version-4/tcwsv4i2.pdf>) and to the satisfaction of the Roads Authority. Traffic movement in both directions on public roads, and vehicular access to private properties is to be maintained at all times during the works

Reason: Public Safety.

CONDITIONS THAT MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF ANY STRATA SUBDIVISION OR SUBDIVISION CERTIFICATE

Certification of Civil Works and Works as Executed Data on Council Land

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 and/or relevant easements, prepared in accordance with Council's 'Guideline for preparing Works as Executed data for Council Assets' in an approved format shall be submitted to the Principal Certifier for approval prior to the issue of the Subdivision Certificate.

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

Easement Creation

The Applicant shall create an easement for services (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 utility services are located within the appropriate easement(s).

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

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

Positive Covenant for On-site Stormwater Detention

A positive covenant (under the provisions of Section 88B of the Conveyancing Act 1919) is to be created on the final plan of subdivision and accompanying 88B instrument, requiring the proprietor of the land to maintain the on-site stormwater detention structure in accordance with the standard requirements of Council. The terms of the positive covenant are to be prepared to Council's standard requirements, which are available from Northern Beaches Council. Northern Beaches Council shall be nominated as the sole authority empowered to release, vary or modify such covenant.

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

Reason: To ensure ongoing maintenance of the on-site detention system.

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 Certifier prior to the issue of the Subdivision Certificate.

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

Right of Carriageway

The Applicant shall create a right of carriageway (under the provisions of Section 88B of the Conveyancing Act) on the final plan of subdivision and accompanying 88B instrument, to include all vehicular access and manoeuvring areas.

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

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

Restriction as to User (Drainage Structures)

The Applicant shall create a restriction as to user (under the provisions of Section 88B of the Conveyancing Act) on the title over the **inter-allotment piped stormwater system and on-site detention system**, restricting any alteration to the levels and/or any construction on the land. The terms of such restriction are to be prepared by a registered surveyor with terms acceptable to Council at the applicant's expense. Council shall be nominated as a party to release, vary or modify such restriction.

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

Reason: To ensure no modification of the **inter-allotment stormwater system** without Council's approval.

Restriction as to User (On-site Stormwater Detention)

The Applicant shall create a restriction as to user (under the provisions of Section 88B of the Conveyancing Act) on the final plan of subdivision and accompanying 88B instrument for the on-site stormwater detention system, restricting any alteration or additions to the system. The terms of such restriction are to be prepared to Council's standard requirements. Council shall be nominated as the party to release, vary or modify such restriction.

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

Reason: To ensure no modification to the on-site stormwater detention structure without Council's approval.

Restriction as to User (Vehicular Access)

The Applicant shall submit a restriction as to user (under the provisions of Section 88B of the Conveyancing Act) to be incorporated on the title of Lot **1 & Lot 2**. The restriction shall preclude that lot from utilising its frontage for vehicular traffic except for the section created as a Right of Carriageway. The wording of the restriction of use is to be prepared by a surveyor, with terms acceptable to Council.

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

Reason: To ensure compliance with Council policy for vehicular access.

Certification of On-site Detention System (New Subdivision)

A Certificate is to be submitted by a qualified experienced practicing Civil Engineer with corporate membership of the Institute of Engineers Australia (M.I.E), or who is eligible to become a Corporate member and has appropriate experience and competence in the related field confirming to the satisfaction of the Principal Certifier that the on-site stormwater detention has been constructed in accordance with the plans nominated on the Development Consent and relevant conditions of Development Consent. The Subdivision Certificate will not be released until this certification has been submitted and the Principal Certifier has confirmed that this condition has been satisfied.

Reason: To ensure the On-site Detention System has been built to the appropriate standard

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 Certifier prior to the issue of the Subdivision Certificate.

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

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 including the on-site detention system is located within the appropriate easement(s).

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

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

Easement to Drain Water - Stormwater Infrastructure

The Applicant shall create an easement to drain water in favour of Council over the existing stormwater infrastructure (pipe). The easement shall be 3 metres wide. The easement is to be detailed on the final plan of subdivision.

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

Reason: To protect Council's stormwater infrastructure.

Easement for Services

The Applicant shall create an easement for services (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 utility services are located within the appropriate easement(s).

Details demonstrating compliance are to be submitted to the Principal Certifier 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.

Post- Construction (Stage 2) Stormwater Assets Dilapidation Report (Council stormwater assets)

The Applicant shall submit a post-construction Dilapidation Survey of Council's Stormwater Assets, which 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/preparingdilapidationsurveyforcouncilstormwaterassets.pdf>

The post-construction / demolition dilapidation report must be submitted to Council for review and approval at the conclusion of all works approved under this consent (Stage 2). Any damage to Council's stormwater infrastructure is to be rectified prior to the release of any Drainage security bonds. Council's acceptance of the Dilapidation Survey is to be submitted to the Principal Certifying Authority prior to the issue of the Subdivision Certificate.

Reason: Protection of Council's infrastructure.

Post-Construction Dilapidation Report (Stage 2)

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 at the completion of all works approved under this consent (Stage 2).

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

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 Certifier prior to the issue of the Subdivision Certificate.

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

Title Encumbrances

The Applicant shall ensure all easements, rights of carriageway, positive covenants and restrictions as to user as detailed on the plans and required by the development consent are to be created on the title naming Council as the sole authority empowered to release or modify.

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

Reason: To ensure proper management of land.