

## Engineering Referral Response

<b>Application Number:</b>	DA2021/1832
<b>Date:</b>	08/11/2021
<b>To:</b>	Nick England
<b>Land to be developed (Address):</b>	Lot 1 DP 1076755 , 12 Corniche Road CHURCH POINT NSW 2105

### 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

**8/11/2021:**

The development application is for ;

- Widen the existing driveway and construct a new entry walkway.
- Convert the existing carport into a car turntable.
- Construct a new double garage and install a new swimming pool above
- Construct a suspended paved area above the proposed turntable and garage, and beside the proposed pool.
- Construct a new lift

### Access

Driveway access is via an existing driveway from Corniche Road to an existing double carport.

Proposal is to widen the driveway to both sides above existing path area.

A new pedestrian access has been proposed on the left side of the proposed widened driveway. An enclosed double garage is proposed which is to be excavated within the ground opposite the existing carport and existing carport is to remain as a turning bay for vehicles to exit the site in a forward direction. new swimming pool will be above double garage.

### Stormwater

The site falls to the Corniche Road. No changes to existing stormwater drainage system are proposed. Stormwater from site is discharged to street gutter in Corniche Road. The additional impervious area does not exceeds 50m<sup>2</sup>, Hence No OSD (On-site Stormwater Detention System) is required.

### **Excavation**

The site is located in a Pittwater Geotechnical Hazard Map – H1 area. Excavation is required for the proposed double garage and lift. The maximum combined excavation depth is ~5.3m for garage and 2.8m for the lift.

Geotechnical Report by White Geotechnical Group Pty Ltd, Ref. J3704, Dated 21st Sept 2021 is provided.

### **For Planner**

The proposed excavations for the garage, pool and lift can impact the neighbouring properties, please recommend pre and post construction Dilapidation reports for the same.

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:**

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

### **Geotechnical Report Recommendations have been Incorporated into Designs and Structural Plans**

The recommendations of the risk assessment required to manage the hazards as identified in the Geotechnical Report prepared by White Geotechnical Group Pty Ltd, Ref. J3704, Dated 21st Sept 2021 are to be incorporated into the construction plans. Prior to issue of the Construction Certificate, Form 2 of the Geotechnical Risk Management Policy for Pittwater (Appendix 5 of P21 DCP) is to be completed and submitted to the Accredited Certifier. Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.

### **Vehicle Driveway 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 Certifying Authority for approval prior to the issue of the Construction Certificate.

Reason: To ensure suitable vehicular access to private property.

### **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.

### **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**

#### **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 Certifying Authority prior to the issue of any Final Occupation Certificate.

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

#### **Geotechnical Certification Prior to Occupation Certificate**

The Applicant is to submit the completed Form 3 of the Geotechnical Risk Management Policy (Appendix 5 of P21 DCP) to the Certifying Authority prior to issue of the Final Occupation Certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.