

## Engineering Referral Response

<b>Application Number:</b>	DA2023/1922
<b>Proposed Development:</b>	Alterations and additions to a dwelling house including the installation of a lift.
<b>Date:</b>	22/02/2024
<b>To:</b>	Nick England
<b>Land to be developed (Address):</b>	Lot 5 DP 28154 , 1855 Pittwater Road BAYVIEW NSW 2104

### Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m<sup>2</sup> 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

**22/02/2024**

**Council's Development Engineer raises no objection to the proposal.**

The proposed development is for the construction of new lift, access ramps, sliding doors and windows to service the existing dwelling.

### Geotechnical Investigation

A geotechnical report by Soilsrock Engineering dated 20/11/2023 is prepared with completed forms 1 and 1(a) in Appendix 5 - Geotechnical Risk Management Policy for Pittwater confirming an 'Acceptable Risk Management' level has been achieved, which is satisfactory.

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 Soilsrock Engineering dated 20/11/2023 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 Certifier prior to the issue of the Construction Certificate.

**Reason:** To ensure geotechnical risk is mitigated appropriately.

## 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

### **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 Principal Certifier prior to issue of the Occupation Certificate.

**Reason:** To ensure geotechnical risk is mitigated appropriately.