

Engineering Referral Response

Application Number:	DA2022/2246
Proposed Development:	Demolition works and construction of a dwelling house including swimming pool
Date:	07/12/2023
To:	Thomas Prosser
Land to be developed (Address):	Lot 38 DP 13760 , 206 Hudson Parade CLAREVILLE NSW 2107 Lot LIC 310684 , 206 Hudson Parade CLAREVILLE NSW 2107

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

The proposal is for the construction of a new dwelling and new driveway. The submitted stormwater plan with the discharge to Pittwater is acceptable subject to conditions.

The subject site is on Geotechnical Hazard zone H1. Hence, in accordance with Geotechnical Risk Management Policy for Pittwater – 2009, Forms 1 & 1A are required along with a Geotechnical report. The submitted Form 1 does not nominate which certification is being provided and Form 1A has not been provided. The Applicant shall provide an updated Form 1 & Form 1A.

Council has received a submission by Crozier Geotechnical Consultants which raises concerns that the geological sequence expected below the site may be different to that indicated in the Geotechnical Report by Eswinman and as a result the recommendations and design parameters supplied in the report may not be suitable.

The response from Eswinman states that a detailed investigation was not feasible due to the difficulty in gaining access without demolishing the existing structures. However as it is considered that the concerns raised by Crozier may be valid it is recommended that the Geotechnical Report by Eswinman dated 3/10/2022 be amended to address the concerns raised in the submission. Where detailed

investigations are not possible at this stage, it is suggested that the report provides details on further investigations required as well as provided recommendations/design parameters in the event that the geological sequencing is in line with the expectations expressed in the report by Crozier.

Additional Information Provided on 4/12/2023

The amended Geotechnical Report by Eswnman dated 4/12/2022 outlines the additional geotechnical investigations to be carried once access to the site is available including review of subsurface conditions and consideration of the review comments provided Crozier. Conditions are provided to ensure the recommendations in the report are adopted.

No objections to approval subject to conditions as recommended.

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

Traffic Management and Control

The Applicant is to submit an application for Traffic Management Plan to Council for approval prior to issue of the Construction Certificate. The Traffic Management Plan shall be prepared to TfNSW 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.

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 Pittwater.

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.

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 ESWNMAN Pty Ltd dated 4/12/2023 are to be incorporated into the construction plans.

Detailed geotechnical investigations shall be carried out as outlined in Section 6.9 of the above report following demolition of existing structures on site.

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.

Vehicle Crossings Application

The Applicant is to submit an application with Council for driveway levels to construct one vehicle crossing 4.0 metres wide in accordance with Northern Beaches Council Standard Drawing Maximum Low 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 Construction 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 TfNSW Traffic Control At Work Sites Manual 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 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 Certifier prior to the issue of an 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 Principal Certifier prior to issue of the Occupation Certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.