

Engineering Referral Response

Application Number:	DA2025/0339
Proposed Development:	Demolition works, construction of a new retaining wall and tree removal
Date:	22/04/2025
To:	Olivia Ramage
Land to be developed (Address):	Lot 41 DP 600889 , 2 Milga Road AVALON BEACH 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 includes the reconstruction of an existing retaining wall within the property and within a portion of the road reserve. This portion has been supported by Council's Road Asset Team. The submitted Geotechnical report addresses the relevant DCP controls.

Development Engineering support the proposal, 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

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, Reference J5602 dated 25 July 2024 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.

Submission Minor Encroachment Application for Works in the Public Road

The Applicant is to submit a Minor Encroachments/Constructions within Road Reserve Application (Form #4033) for the new development works within the road reserve to Council for approval.

The applicant is to enter into any appropriate agreements with Council. All costs related to the above application are to be borne by the applicant.

No work shall commence until written approval has been obtained from Council.

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

An approval indicating this condition has been satisfied is to be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: To ensure private works within the public road reserve are constructed in accordance with relevant standards and Council's specification and assign the responsibility for the structures on Council's Road reserve to the property owner.

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

Certification of Civil Works and Agreement on Council Land

The Applicant shall submit to Council:

1. Certification by a suitably qualified Structural 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 Minor Encroachment Application plans.
2. The agreement for the future maintenance of the structure.

Council's acceptance of the certification and agreement shall be submitted to the Principal Certifying Authority prior to the release of any Occupation Certificate.

Reason: To ensure compliance of works within Council's Road Reserve and identify the responsibility of the structures in Council's road reserve.

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.