

## Engineering Referral Response

<b>Application Number:</b>	DA2024/1034
<b>Proposed Development:</b>	Alterations and additions to a dwelling house including a carport
<b>Date:</b>	26/09/2024
<b>To:</b>	Anaiis Sarkissian
<b>Land to be developed (Address):</b>	Lot 2 DP 1214257 , 34 Plateau Road BILGOLA PLATEAU NSW 2107

### 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

#### 26/09/2024:

Development Application is for alterations and additions to existing including dwelling house including addition of new floor above existing house, new elevated driveway and a carport.

#### Access

Currently site has vehicular access on upper Plateau Road via right of way with No 36. Proposal is to construct a new independent suspended driveway with a carport. To protect the existing street trees, pier footings to be adopted, refer Council's Landscape Team's comments.

It is noticed that owners of this site are also using Council's Betsy Wallis Reserve (lower side of reserve) to access and park, which is not permitted. Council's Reserves & Sportsfields (North) Team has advised that; *Parks Team have another access point to this reserve so they do not need this one at the lower side of the reserve.* Internal Ref: TRIM 2024/69522.

This vehicular access to be reinstated to kerb and gutter to avoid illegal use of Council Reserve.

#### Stormwater

Site falls to rear. There is rock ledge at rear of site. Proposal is for an on-site stormwater detention system with a level spreader. Stormwater Plans by Water Design Civil Engineers, Job No 2024-027, Drawing No SW1, SW2 and SW3, Dated 23/07/2024 are satisfactory.

#### Geotech

Site is partially mapped as Geotech Hazard H1 and H2. Geotech Report by White Geotechnical Group, Ref: J3839A, Dated 30th May2024, with form 1 and 1A is provided.

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, Ref: J3839A, Dated 30th May 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.

**On-Site Stormwater Detention Details**

The Applicant is to provide a certification of drainage plans detailing the provision of on-site stormwater detention (OSD) in accordance with Northern Beaches Council's Water Management for Development Policy, and generally in accordance with the concept drainage plans prepared by Water Design Civil Engineers, Job No 2024-027, Drawing No SW1, SW2 and SW3, Dated 23/07/2024. 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.

The drainage plans must address the following:

- i. All discharge control devices and pits are to be located externally to all structures and buildings so that 24-hour access to the OSD system is possible and that overflows from the system can be safely directed away.
- ii. OSD system should not be placed under any habitable floor.
- iii. Detailed drainage plans, including engineering certification, are to be submitted to the Certifier for approval prior to the issue of the Construction Certificate.

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

**Submission 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 copy of Civil Engineering plans for the design of the vehicular crossing and associated structural plans of supporting pier footings in BILGOLA PLATEAU which 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:

- 1) Engineering details for the vehicle crossing and supporting pier structure to be prepared by a qualified practicing Structural Engineer with corporate membership of the Institute of Engineers Australia (M.I.E) and has appropriate experience and competence in the related field.
- 2) Vehicle crossing to be at least 3 metres wide at the kerb and the driveway profile to be in accordance with Northern Beaches Council's standard vehicle crossing profile.
- 3) Structural Engineers design certificate for design of the driveway and any supporting pier structure.
- 4) Certification on the locations of the pier footings from Arborist with AQF minimum Level 5 qualifications to be provided.
- 5) At a minimum, the drawings must show the works in plan view, longitudinal section, details at a relevant scale including all existing levels, any existing services/ infrastructure to be retained in the area of works.
- 6) Longitudinal section of driveway from street gutter invert to parking space within site with existing and proposed levels and grades.
- 7) All driveways gradients and safe sight distances etc. shall be designed comply with AS 2890.1:2004 (Off-street Parking Standards).
- 8) Existing services plan to be provided and any adjustment to existing services are to be approved by the relevant service authority with all costs associated borne by the applicant
- 9) Cutting back the vegetation on both sides of driveway to improve the sight distance.
- 10) Incorporation of recommendations as identified in the report by White Geotechnical Group, Ref: J3839A, Dated 30th May 2024.
- 11) Form 2 of the Geotechnical Risk Management Policy for Pittwater (Appendix 5 of P21 DCP) is to be completed and submitted.
- 12) Details of provisions of Physical controls as per Australian/New Zealand Standard AS/NZS 2890.1:2004 parking facilities - Off-street car parking, in particular Section 2.4.5
- 13) 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.
- 14) Reinstate redundant layback on the lower Plateau Road which provides illegal access/park to site via Betsy Wallis Reserve to conventional kerb and gutter to avoid illegal use of Council's Reserve.

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

## **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**

### **Reinstatement of Kerb**

The Applicant shall reinstate all redundant laybacks and vehicular crossings to conventional kerb and gutter, footpath or grassed verge as appropriate with all costs borne by the applicant.

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

Reason: To facilitate the preservation of on street parking spaces.

### **Positive Covenant and Restriction as to User for On-site Stormwater Disposal Structures**

The Applicant shall lodge the Legal Documents Authorisation Application with the original completed request forms (NSW Land Registry standard forms 13PC and/or 13RPA) to Council and a copy of the Works-as-Executed plan (details overdrawn on a copy of the approved drainage plan by a registered surveyor), and Civil Engineers' certification.

The Applicant shall create on the Title a restriction on the use of land and a positive covenant in respect to the ongoing maintenance and restriction of the on-site stormwater disposal structures within this development consent. The terms of the positive covenant and restriction are to be prepared to Council's standard requirements at the applicant's expense and endorsed by Northern Beaches Council's delegate prior to lodgement with the NSW Land Registry Services. Northern Beaches Council shall be nominated as the party to release, vary or modify such covenant. A copy of the certificate of title demonstrating the creation of the positive covenant and restriction for on-site storm water detention as to user is to be submitted.

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

Reason: To ensure the on-site stormwater disposal system is maintained to an appropriate operational standard.

### **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.