

Engineering Referral Response

Application Number:	REV2023/0002
Proposed Development:	Review of Determination of Application DA2022/0885 for Alterations and additions to a dwelling house including garage
Date:	05/04/2023
To:	Olivia Ramage
Land to be developed (Address):	Lot 30 DP 22275 , 82 Binburra Avenue 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 application was referred to Council's Development Engineering Team for further assessment. A response has not yet been received from Development Engineering. Once received, the response will be provided under separate cover.

05/04/2023:

Plans are unchanged in respect of works on road reserve from DA2022/0885 apart from saving the existing trees along driveway within public road reserve.

- Engineer to make sure while designing driveway, this plantation do not create any sight obstruction to the driver reversing the vehicle from garage. This has been added in condition **Submission Roads Act Application for Civil Works in the Public Road.**
- Condition, **Notification of Inspections (infrastructure works to be handed over to Council)**, has also been amended.

Apart from above ,rest of the existing Development Engineering conditions for DA2022/0885 are considered to still be relevant and adequate.

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

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 four (4) copies of Civil Engineering plans for the design of vehicular crossing and retaining wall 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) Construct one vehicle crossing 3.5 metres wide in accordance with Northern Beaches Council's Standard Drawing No A4-3330/4 EH.
- 2) 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.
- 3) Longitudinal section of driveway from street gutter invert to proposed garage with existing and proposed levels and grades.
- 4) All driveways gradients and safe sight distances etc. shall be designed comply with AS 2890.1:2004 (Off-street Parking Standards).
- 5) Details of the the demolition of the existing dry stack retaining wall
- 6) Details of new retaining wall to support excavation across road reserve for new driveway construction.
- 7) Structural Engineers design certificate for the driveway and retaining wall.
- 8) The recommendations of the risk assessment required to manage the hazards as identified in the Geotechnical Report prepared by White geotechnical group dated 20th April 2022 are to be incorporated into the construction plans. Submit Form 2 of the Geotechnical Risk Management Policy for Pittwater (Appendix 5 of P21 DCP)
- 9) Any adjustment to existing services are to be approved by the relevant service authority with all costs associated borne by the applicant
- 10) Landscape adjacent to proposed driveway within public road reserve should not create any sight obstruction to the driver while reversing the vehicle.

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

An approval is to be submitted to the Certifier prior to the issue of the Construction Certificate

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

Notification of Inspections (infrastructure works to be handed over to Council)

Council's Development Engineer is to be given 48 hours notice when the works reach the following stages:

- (a) Installation of Silt and Sediment control devices
- (b) Prior to pouring driveway crossing
- (c) Prior to pouring for footings of any retaining wall within public road reserve

NOTE: Any inspections carried out by Council do not imply Council approval or acceptance of the work, and do not relieve the developer/applicant from the requirement to provide an engineer's certification.

Reason: To ensure new Council infrastructure is constructed in accordance with Auspec 1 Council's design and specification standards.