

## Engineering Referral Response

<b>Application Number:</b>	DA2023/0614
<b>Proposed Development:</b>	Demolition works and construction of a car showroom
<b>Date:</b>	01/12/2023
<b>To:</b>	Thomas Prosser
<b>Land to be developed (Address):</b>	Lot 4 DP 835792 , 61 Darley Street MONA VALE NSW 2103

### 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

#### 01/12/2023:

No objections to approval subject to conditions as recommended.

#### For Planner:

Please refer page 13 of Geotech Report by JK Geotechnics Pty Ltd, Ref: 35451Lrpt-rev 1 , Dated 9th November 2023

*Prior to the commencement of any site works, including demolition of existing buildings/structures, we recommend that detailed internal and external dilapidation reports be carried out on adjoining properties to the north-west (No.63 Darley Street) and to the south-west (No.25 Barrenjoey Road), including boundary retaining walls.*

#### 12/07/2023:

The application seeks consent for a new three (3) storey car showroom including:

- A lower / basement level containing eighteen (18) parking spaces will be accessed via the vehicle access ramp.
- A ground floor level with vehicle delivery bay & the vehicle lift. Pedestrian access via the main entry on the Darley Street & Barrenjoey Road.
- An upper level containing offices, staff lunchroom & amenities, a dedicated training / boardroom, customer lounge and vehicle display area.
- New landscaping to the Barrenjoey Road frontage of the lot.

**Access**

Environmental Statement states that the site has restrictions on the title which dictate the vehicle access is to be off Darley Street.

The existing driveway access is located towards the northern end of the Darley Street site frontage. The proposal provides a new entry/exit driveway at the same location with two pedestrian access points located at the intersection of both streets & along the Darley street frontage.

Applicant to provide longitudinal section of proposed driveway showing existing and proposed levels from street gutter to parking also showing grades and chainage @ 1m interval.

**Stormwater**

Detailed stormwater design has been prepared by Marline Engineers which seems satisfactory.

**Geotech**

An excavation to a maximum depth of about 3m will be required for the proposed basement level, Geotech Report by JK Geotechnics Pty Ltd, Ref: 35451Lrpt , Date: 8 December 2022 provided. Geotech Report is not supported with Form 1 and 1a.

Applicant to provide Form 1 and 1a.

**For Planner:**

As the stormwater proposal includes treatment measures, this requires further assessment from Council's Water Management Team.

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:****FEES / CHARGES / CONTRIBUTIONS****Construction, Excavation and Associated Works Security Bond(s)**

The applicant is to lodge a bond with Council for the following:

**Crossing / Kerb & Gutter / Footpath Works**

As security against any damage or failure to complete the construction of any vehicular crossings, kerb and gutter, any footpath works and removal of any redundant driveways required as part of this consent a bond of \$20,000.000.

Details confirming payment of the bond(s) are to be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: Protection of Council's infrastructure.

**CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION  
CERTIFICATE****On-Site Stormwater Detention Details**

The Applicant is to provide a certification of drainage plans detailing the provision of on-site stormwater

detention in accordance with Northern Beaches Council's Water Management for Development Policy, and generally in accordance with the concept drainage plans prepared by Marline Building Services Engineers, Project No MN13816, Drawing No SW-1--001 to 004 and SW-30-001 to 006, Rev 2, Dated 09/02/2023. 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. OSD to be provided in accordance with Clause 9.0 of Council's Water Management for Development Policy.
- ii. Discharge to kerb & gutter should be gravity fed.
- iii. Detailed drainage plans, including engineering certification, are to be submitted to the Certifying Authority 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.

### **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 JK Geotechnics Pty Ltd, Ref: 35451Lrpt-rev 1 , Dated 9th November 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.

### **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 re-construction of footpath along frontage of site in Darley Street 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) Vehicle crossing to be 7.2 metres wide at the kerb of Darley Street and the driveway profile to be in accordance with Northern Beaches Council's standard vehicle crossing profile.
- 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 parking space within site 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) 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

6) The proposed development involves excavations that has potential to adversely impact neighboring property if undertaken in an inappropriate manner. To ensure there are no adverse impacts arising from such works, the applicant must engage a suitably qualified and practicing Civil or Structural Engineer specialising in geotechnical and the hydrogeological field to design.

7) Incorporation of recommendations of the risk assessment required to manage the hazards as identified in the Geotechnical Assessment by JK Geotechnics Pty Ltd, Ref: 35451Lrpt-rev 1 , Dated 9th November 2023

8) Form 2 of the Geotechnical Risk Management Policy for Pittwater (Appendix 5 of P21 DCP) is to be completed and submitted.

9) Reinstate all redundant laybacks and vehicular crossings to conventional kerb and gutter, footpath..

10) Details of the swept path of the vehicles entering and exiting the subject site, as well as maneuverability through the site is to be provided and shall be in accordance with AUSTROADS

11) Re-construct footpath along frontage of site in Darley Street.

12) Re-construct any damaged kerb and gutter along frontage of site in Darley Street.

13) Reinstate all redundant laybacks and vehicular crossings to conventional kerb and gutter, footpath or grassed verge as appropriate

14) Street tree planting along frontage of Barrenjoey Road landscape plan(drawing L02 by Daracon Landscaping dated 12/10/23) as per Landscape condition Street Tree Planting.

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 Certifying Authority prior to the issue of the Construction Certificate.

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

### **Tanking of Basement Level**

The basement area is to be permanently tanked. The Applicant is to submit structural details of the tanking, prepared by a suitably qualified Engineer. Where temporary dewatering works are required on the development site during construction, the developer/applicant must apply for and obtain a bore license from the NSW Office of Environment and Heritage. The bore license must be obtained prior to commencement of dewatering works. All requirements of Water NSW are to be complied with and a copy of the approval must be submitted to the Certifier.

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

Reason: To prevent ingress of sub-surface flows into the basement area and to comply with State Government Requirements.

### **Pre-Commencement Dilapidation Report**

The applicant must prepare and submit a dilapidation report providing an accurate record of the existing condition of adjoining public property and public infrastructure (including roads, gutter, footpaths, etc). A copy of the report must be provided to Council, any other owners of public infrastructure and the owners of adjoining and affected private properties.

The dilapidation report must be submitted to Council for written approval and the written approval is then to be submitted to the Certifier prior to the issue of the any Construction Certificate and the commencement of any works including demolition.

Reason: Protection of Council's infrastructure during construction.

## 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 for the Maintenance of Stormwater Pump-out Facilities

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

The Applicant shall create on the Title a positive covenant in respect to the ongoing maintenance of the pump-out facility on the property being developed. Northern Beaches Council shall be nominated in the instrument as the only party authorised to release, vary or modify the instrument. Northern Beaches Council's delegate shall sign these documents prior to the submission to the NSW Land Registry Services. Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

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 adequate provision is made for the stormwater pump out system to be maintained to an appropriate operational standard.

### 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), 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.

#### **Post-Construction Dilapidation Report**

The applicant must bear the cost of all restoration works to Council's road, footpath and drainage assets damaged during the course of this development.

A Post Construction Dilapidation Report after the completion of all building works is to demonstrate that there is no damage to Council infrastructure prior to the refund of any security deposits.

Reason: To ensure security against possible damage to Council property.

#### **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.