

Engineering Referral Response

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| Application Number: | DA2024/0404 |
| Proposed Development: | Construction of a dwelling house |
| Date: | 08/07/2024 |
| To: | Stephanie Gelder |
| Land to be developed (Address): | Lot 11 DP 270922 , 13 Fern Creek Road WARRIEWOOD NSW 2102 |

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

8/07/2024

Development Engineering 2nd referral comments.

Council's Development Engineer raises no objection to this proposal subject to conditions.

Site Access and Parking

The revised traffic and parking report has demonstrated generally compliant driveway gradients. The proposed site access and parking is satisfactory subject to conditions.

Geotechnical Investigation

Updated geotechnical forms have been submitted, which is satisfactory.

23/05/2024

Development Engineering 1st referral comments.

Council's Development Engineer requests additional information regarding the site access &

parking and geotechnical investigation.

Stormwater

Rainwater from the new dwelling is proposed to be directed to a rainwater tank together with some bypassing stormwater prior to connection to an existing combined OSD tank via an existing connection point, which is satisfactory. WAE plans of the OSD system have been submitted as part of the previous subdivision application documents.

Site access and parking

Council's Development Engineer requests the below additional information to support the proposed site access and parking.

- Driveway long-sections along both sides of the driveway starting from the centreline of the road to the parking slab shall be prepared by a qualified civil/traffic engineer and shall be submitted to Council for assessment. The driveway long-sections shall include the driveway extension for manoeuvring.

Geotechnical Investigation

The site is located within Geotechnical Hazard Zone.

Council requests the additional information as below regarding the geotechnical investigation.

- The updated geotechnical forms 1 and 1(a) refer to the wrong site address, which shall be corrected to 'Lot 11/ 13 Fern Creek Road WARRIEWOOD'.

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

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 and shall be generally in accordance with the stormwater plans prepared by C.K. Engineering Services, 232281-L11, dated 19 March 2024.

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 Aargus Pty Ltd, dated August 2014 and the associated addendum letter are to be incorporated into the construction plans. The addendum letter must be updated to reflect the approved architectural 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.

Off Street Parking Design

The Applicant shall submit a design for the parking facility and the associated driveway in accordance with the relevant provisions of Australian/New Zealand Standard AS/NZS 2890.1:2004 parking facilities - Off-street car parking, in particular Section 2.6 Design of Domestic Driveways.

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

Reason: Compliance with this consent.

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

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.

Certification of Off Street Parking Works

The Applicant shall submit a certificate from a suitably qualified person certifying that the parking facility and the associated driveway were constructed in accordance within this development consent and the relevant provisions of Australian/New Zealand Standard AS/NZS 2890.1:2004 parking facilities - Off-street car parking, in particular Section 2.6 Design of Domestic Driveways.

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

Reason: Compliance with this consent.

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.