

Engineering Referral Response

Application Number:	DA2021/2597
Date:	01/03/2022
To:	Nick England
Land to be developed (Address):	Lot 6 DP 736961 , 10 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

1/3/2022:

The development application is for the construction of a dwelling house and associated site and landscape works upon Lot 3.

Stormwater

The submitted stormwater plans have been reviewed.

The inter allotment drainage easement should be free of any structures including raingarden.

Geotech

An excavation of nearly 2.3m is proposed on the south-western portion of the building.

Geotechnical assessment by Nepean Geotechnics, Report No. R22009.03.Rev0, Dated 7th Feb 2022 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 Nepean Geotechnics, Report No. R22009.03.Rev0, Dated 7th Feb 2022 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 Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.

On-site Stormwater 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 CAM Consulting, drawing number C21187-SW01, revision B, dated 16/12/2021. Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer, who has membership to the Institution of Engineers Australia, National Professional Engineers Register (NPER) and registered in the General Area of Practice for civil engineering.

The drainage plans must address the following:

- i. The clean out pipe is to be extended to the rain garden top water level to ensure any overflow is directed to the adjacent easement inlet pit.
- ii. A 3000 litres rainwater tank for non-potable purposes is to be installed and used as part of an integrated on-site Stormwater management system in accordance with Development Consent N0540/15.
- iii. The inter allotment drainage easement should be free of any structures including raingarden.

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

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 the approved construction certificate plans by the design engineer. Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of Final Occupation Certificate.

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

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 Certifying Authority prior to issue of the Final Occupation Certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.