

Engineering Referral Response

Application Number:	Mod2022/0174
Date:	29/08/2022
To:	Brittany Harrison
Land to be developed (Address):	Lot 3 DP 29283 , 87 Alexandra Crescent BAYVIEW NSW 2104

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 involves modifications to the garage and a new tunnel walkway extending to an internal lift under the dwelling. The proposed extension of the driveway appears steep. The applicant shall provide engineering longsections along the edges and centerline of the driveway to the proposed carport to demonstrate compliance with AS2890.1.

Note to Planner :The proposal also involves works within the road reserve including new stairs and pathway, which requires concurrence from Council's Road Asset team. Please refer to Road Asset team for comments.

Review 29/8/2022

The submitted sections are satisfactory subject to conditions. No objections to approval subject to the following amendments to Consent Conditions DA2020/0820:

Amend **Condition 11** as follows:

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 Whites Geotechnical Group Pty Ltd dated 13 July 2020, Preconstruction Meeting summary dated 24/9/2021 & Ground testing dated 20/10/2021 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 Principal Certifying Authority 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 four (4) copies of Civil Engineering plans for the design of driveway

crossing, retaining wall and pedestrian access stairs and pathway 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. 6.5 metre wide driveway crossing in accordance with concept plans prepared by Lindsay Little & Associates, drawing no DS-01 A, dated 5/8/2022 and Northern Beaches Council specifications.
2. Retaining wall bordering the western side of the driveway
3. Details of the relocation of the pedestrian access stairs and pathway.
4. Engineering longsections along the edges and centerline of the proposed driveway to the proposed carport to demonstrate compliance with AS2890.1.

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.

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:

Nil.