Engineering Referral Response

Application Number:	DA2020/0133

Date:	04/06/2020
To:	Lashta Haidari
Land to be developed (Address):	Lot 17 DP 8595 , 121 Pacific Road PALM BEACH NSW 2108

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

A deferred commencement condition is proposed to deal with the lack of information with current geotechnical report and the proposed method of stormwater proposal. A supplementary geotechnical report will be required.

The proposal to build a new house is not supported for the following reasons:

1) The geotechnical report provided by Envirotechl does not assess the impact of the proposed level spreader and concentrated stormwater discharge on slope stability and also the impacts of the discharge on the adjoining property . The level spreader is located in close proximity to the adjoining dwelling and the location is not supported.
2) The architectural plans need to denote the exact location of the OSD tank and location of any access/service manholes required in the deck.

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:

DEFERRED COMMENCEMENT CONDITIONS

Stormwater drainage discharge
In accordance with Pittwater DCP 21 appendix 5 - Geotectnical Risk Management Policy a supplementary Geotechnical report is to be prepared addressing the location of the stormwater disposal device currently proposed as a level spreader.

The stormwater drainage plans submitted with this development application are to be amended to detail the disposal of the site stormwater via a level spreader or alternative device The proposed method of stormwater discharge is to address land stability issues and impacts on adjoining properties and comply with the Pittwater Council DCP21 appendix 5 - Geotectnical Risk Management Policy.

Amended stormwater drainage plans and a accompanying geotectnical report is to be submitted to Council for approval.

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

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 by Envirotect dated 30th August 2019 are to be incorporated into the construction plans for the dwelling, driveway and retaining walls. 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.

On-site Stormwater Detention Details
The submission of stormwater drainage plans detailing the provision of on-site stormwater detention in accordance with Northern Beaches Council's PITTWATER DCP21, and generally in accordance with the concept drainage plans prepared by Envirotect , drawing number 19-8034-A2, dated 30/1/2020. 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 disposal of the site stormwater via a level spreader or alternative device is to be authorised by a Geotechnical report which is to address land stability issues and impacts on adjoining properties and comply with the Pittwater Council DCP21 appendix 5 - Geotectnical Risk Management Policy.

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.

Vehicle Driveway Gradients
The Applicant is to ensure driveway gradients within the private property are not to exceed a gradient of 1 in 4 (25%) with a transition gradient of 1 in 10 (10%) for 1.5 metres prior to a level parking facility. Access levels across the road reserve are to comply with the allocated vehicle profile detailed in this consent.

Details demonstrating compliance are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

Reason: To ensure suitable vehicular access to private property.

Vehicle Crossings Application
The Applicant is to submit an application for driveway levels with Council in accordance with Section 138 of the Roads Act 1993. 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 facilitate suitable vehicular access to private property.

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.

Traffic Control During Road Works
Lighting, fencing, traffic control and advanced warning signs shall be provided for the protection of the works and for the safety and convenience of the public and others in accordance with RMS Traffic Control At Work Sites Manual (http://www.rms.nsw.gov.au/business-industry/partners-suppliers/documents/technical-manuals/tcws-version-4/tcwsv4i2.pdf) and to the satisfaction of the Roads Authority. Traffic movement in both directions on public roads, and vehicular access to private properties is to be maintained at all times during the works

Reason: Public Safety.

Vehicle Crossings
The Applicant is to construct one vehicle crossing 3.5 metres wide in accordance with Northern Beaches Council Drawing No A4-3330/ Extra Low and the driveway levels application approval. An Authorised Vehicle Crossing Contractor shall construct the vehicle crossing and associated works within the road reserve in plain concrete. All redundant laybacks and crossings are to be restored to footpath/grass. Prior to the pouring of concrete, the vehicle crossing is to be inspected by Council and a satisfactory "Vehicle Crossing Inspection" card issued.

A copy of the vehicle crossing inspection form is to be submitted to the Principal Certifying Authority.

Reason: To facilitate suitable vehicular access to private property.

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 the former Pittwater Council DCP 21 - Stormwater Management by the design engineer. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

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

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), hydraulic 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 Certifying Authority prior to the issue of final Occupation Certificate.

Reason: To ensure the on-site stormwater disposal system is maintained to an appropriate operational standard.

Retaining wall
The retaining wall works shall be certified as compliant with all relevant Australian Standards and Codes by a Structural Engineer. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any final Occupation Certificate.

Reason: Public and Private Safety

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 Certifying Authority prior to issue of the Occupation Certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.