

Engineering Referral Response

Application Number:	DA2021/1213
Date:	24/08/2021
To:	Stephanie Gelder
Land to be developed (Address):	Lot A DP 161572 , 71 George Street AVALON BEACH NSW 2107

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

5/08/2021:

The proposal is for construction of an in ground swimming pool and deck in the front setback with associated landscaping.

The drawings by Jamie King Landscape Architect do not show the extent of excavation for this pool.

If the excavation is more than 1m then as per Pittwater DCP, Appendix 5, section 3, refer below;

- (iv) for Excavation and Landfill activities for all development on land in the Pittwater LGA that includes:
- excavations greater than 1 metre deep, the edge of which is closer to the site boundary or a structure to be retained on the site, than the overall depth of the excavation and/or
 - any excavation greater than 1.5 metres deep below the existing surface and/or
 - any excavation that has the potential to destabilize a tree capable of collapsing in a way that any part of the tree could fall onto adjoining structures (proposed or existing) or adjoining property and/or
 - any fill greater than 1.0 metre high and/or
 - any works that may be affected by geotechnical processes or which may affect geotechnical processes including but not limited to construction on sites with low bearing capacity soils.

A Geotech Report addressing the risk assessment and relevant risk control recommendations with Form 1 and 1A is required.

Applicant to show depth of pool (from ground level to bottom of pool).

6/08/2021:

From the working plans (TRIM 2021/557789), it seems to be that the excavation extent is less than 1m. Hence no geotechnical assessment is required.

The proposal is therefore supported.

24/08/2021:

The site falls under the category of Low to Medium Flood Risk. Due to Council's Flood policy, the swimming pool has been redesigned and now to be fully excavated below the existing natural surface level. The depth of excavation will be nearly 1.5m deep.

A Geotech Report by Hodgson Consulting Engineers Pty Ltd, Job No QP00263A, dated 22/08/2021 is provided.

Applicant is advised to use Geotech Report during design and construction phase.

For planner:

Geotech Report by Hodgson Consulting Engineers Pty Ltd, is only supported with form 1. Form 1a is also required.

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 by Geotech Report by Hodgson Consulting Engineers Pty Ltd, Job No QP00263A, dated 22/08/2021 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.

Structural Adequacy and Excavation Work

Excavation work is to ensure the stability of the soil material of adjoining properties, the protection of adjoining buildings, services, structures and / or public infrastructure from damage using underpinning,

shoring, retaining walls and support where required. All retaining walls are to be structurally adequate for the intended purpose, designed and certified by a Structural Engineer, except where site conditions permit the following:

- (a) maximum height of 900mm above or below ground level and at least 900mm from any property boundary, and
- (b) Comply with AS3700, AS3600 and AS1170 and timber walls with AS1720 and AS1170.

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

Reason: To provide public and private safety.

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

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.