

Engineering Referral Response

Application Number:	DA2021/1359
Date:	18/02/2022
To:	Thomas Prosser
Land to be developed (Address):	Lot 1831 DP 812302 , 11 Addison Road INGLESIDE NSW 2101

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

29/10/2021:

The development application is for replacement of an existing site shed involving demolition of the existing metal shed and replacement with a new steel framed and steel clad shed on the same location, new storage areas for landscape products, and a vehicle manoeuvring area.

Excavation

Geotechnical Assessment by JK Geotechnics, Report Ref- 25327Zrpt4, Dated 3rd Feb 2020 is provided.

Access

Vehicular access to the family enterprise is via the existing constructed right-of-way (8m wide) off Wirreanda Road. No changes are proposed to this ROW.

Planner to seek comments from Council's Traffic Team on the proposed swept path within the site.

Stormwater

Master set by BDAA building designers, Project No 004.02.21, Issue B, Dated 12/4/2021 shows proposal of a level spreader right at the site boundary.

Applicant to provide detailed Stormwater plans showing existing and proposed stormwater management at site.

18/2/2022:

Stormwater Management Report by Martens, P2108550JR01V02, January 2022 is satisfactory.

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 demonstrate how stormwater from the new development within this consent is disposed of to an existing approved system or in accordance with Northern Beaches Council's WATER MANAGEMENT for DEVELOPMENT POLICY. Details by an appropriately qualified and practicing Civil Engineer demonstrating that the existing approved stormwater system can accommodate the additional flows, or compliance with the Council's specification are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for disposal and stormwater management arising from 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 JK Geotechnics, Report Ref- 25327Zrpt4, Dated 3rd Feb 2020 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.

**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 Certifying Authority prior to the issue of interim 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 Principal Certifying Authority prior to issue of the Final Occupation Certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.