

Engineering Referral Response

Application Number:	DA2025/0178
Proposed Development:	Construction of access stairs, retaining walls and associated landscaping works
Date:	22/05/2025
To:	Olivia Ramage
Land to be developed (Address):	Lot 150 DP 16902 , 11 Plateau Road 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

19/03/2025:

Development Application is for construction of access stairs, retaining walls and associated landscaping works within Plateau Road road reserve.

Looking at tedious topography, Development Engineering have no objections to pedestrian stairs, if majority of works are tided back to property boundary.

Prior to finalising the assessment, Development Engineering would prefer to wait for comments from Council's Roads Team.

Review 23/4/2025

Development Application is for construction of access stairs, bin store located under the stairs, retaining walls and associated landscaping works within Plateau Road road reserve.

The majority of the stairs and the bin store are proposed in the road reserve which is not supported. The location of the stairs are to be positioned running parallel adjacent to the existing driveway with the return and landing designed to be positioned inside the boundary line. Some stairs within the road reserve leading off the footpath will be considered.

The proposed bin store is to be located entirely within the property boundary.

The applicant is to submit amended plans for review.

Review 21/5/2025

Due to the site constraints highlighted in the survey plan the proposal is approved on merit subject to conditions. No objections to approval subject to conditions as recommended.

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

Traffic Management and Control

The Applicant is to submit an application for Traffic Management Plan to Council for approval prior to issue of the Construction Certificate. The Traffic Management Plan shall be prepared to TfNSW standards by an appropriately certified person.

Reason: To ensure appropriate measures have been considered for site access, storage and the operation of the site during all phases of the construction process.

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 AscentGeo dated 25/2/2025 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 Certifier 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 Civil Engineering plans for the design of pedestrian access stairs, retaining walls and bin store which are to be generally in accordance with the Council's specification for engineering works - AUS-SPEC #1. The plans shall be prepared by a qualified Civil Engineer. The design must include the following information:

1. Details of the pedestrian access stairs and handrails
2. Details of the retaining walls
3. Geotechnical Form 2
4. Details of proposed landscaping works generally in accordance with landscape plan prepared by TCGD No. MP01 + PP01 Rev A dated 14.02.2025

The approval will be issued contingent upon a positive covenant registered on Title in respect to ongoing maintenance responsibilities of the structures approved in the Public Road for the following structures:

- Pedestrian Access Stairs and associated works
- Retaining walls

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 Principal Certifier prior to the issue of the Construction Certificate

Reason: To ensure engineering works are constructed in accordance with relevant standards and Council's specification.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

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 Transport for NSW 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.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Certification of Civil Works and Works as Executed Data in accordance with Road Act Approval

The Applicant shall submit a certification by a suitably qualified Civil Engineer, who has membership to Engineers Australia, National Engineers Register (NER) or Professionals Australia (RPENG) that the completed works have been constructed in accordance with this consent and the approved Section 138 and/or Construction Certificate plans. Works as Executed data certified by a registered surveyor in relation to boundaries and/or relevant easements, prepared in accordance with Council's 'Guideline for preparing Works as Executed data for Council Assets' in an approved format shall be submitted to the Principal Certifier for approval prior to the issue of the Occupation Certificate.

Reason: To ensure compliance of works with Council's specification for engineering works.

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

Principal Certifier prior to the issue of an 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 Certifier prior to issue of the Occupation Certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.

Positive Covenant for the Maintenance of Structures in the Public Road

The Applicant shall lodge the Legal Documents Authorisation Application with Council. The application shall include the completed request forms (NSW Land Registry standard forms 13PC) and a copy of the Works-as-Executed plan (details overdrawn on a copy of the approved S138 plan by a Registered Surveyor), and Civil Engineers' certification.

The Applicant shall create on the Title a positive covenant in respect to the ongoing maintenance and other responsibilities of the structures in the Public Road as identified in the Roads Act Application condition of this consent. Northern Beaches Council shall be nominated in the instrument as the only party authorised to release, vary or modify the instrument. Northern Beaches Council's delegate shall sign these documents prior to the submission to the NSW Land Registry Services.

A copy of the certificate of title demonstrating the creation of the positive covenant for the ongoing maintenance and other responsibilities of the structures is to be submitted.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To ensure adequate provision is made for the structures in the road reserve be maintained to an appropriate standard.