

## Engineering Referral Response

<b>Application Number:</b>	DA2024/0449
<b>Proposed Development:</b>	Alterations and additions to a dwelling house
<b>Date:</b>	28/05/2024
<b>To:</b>	Dean Pattalis
<b>Land to be developed (Address):</b>	Lot 17 DP 263422 , 5 Dendrobium Crescent ELANORA HEIGHTS NSW 2101

### Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m<sup>2</sup> 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

#### 28/05/2024:

This application is seeking consent for the construction of the following:

Area 1: hardstand parking area, access pathway, enlarged deck around swimming pool, and landscaping,

Area 2: kitchen garden with raised planters, garden shed, rainwater tank, pergola and greenhouse,

Area 3: covered verandah and entrance walkway,

Area 4: stormwater infrastructure

#### Access

No changes/works are proposed.

#### Stormwater

Stormwater plans by NB Consulting Engineers, Job No: 2211160, Drawing No D01, D02, (Issue D, Dated 12/04/2024), D03(Issue C, Dated 12/04/2024), D04(Issue C, Dated 11/03/2024), D10(Issue B, Dated 09/02/2024) are satisfactory.

#### Geotech

Site is mapped as a Geotechnical Hazard H1 zone, Geotech report by AscentGeo Geotechnical Consulting, Ref: AG 23076 Dated 31st Jan 2024, with form 1 and 1A is provided.

Development Engineering have no objections to proposal subject to conditions as recommended.

### **For Planner**

Site is Low, Medium & High- Flood tagged-, please seek comments from council's Flood Team.

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**

### **On-Site Stormwater Management Details**

The Applicant is to provide a certification of drainage plans detailing the site stormwater management and generally in accordance with the concept drainage plans prepared by NB Consulting Engineers, Job No: 2211160, Drawing No D01, D02, (Issue D, Dated 12/04/2024), D03(Issue C, Dated 12/04/2024), D04(Issue C, Dated 11/03/2024), D10(Issue B, Dated 09/02/2024).

Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer, who has membership to Engineers Australia, National Engineers Register (NER) or Professionals Australia (RPENG) and registered in the General Area of Practice for civil engineering.

Detailed drainage plans, including engineering certification, are to be submitted to the Certifier 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.

### **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 Geotechnical Consulting, Ref: AG 23076 Dated 31st Jan 2024 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.

## **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 Civil Engineer. 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.