

Engineering Referral Response

Application Number:	DA2021/1124
Date:	13/12/2021
To:	Thomas Burns
Land to be developed (Address):	Lot B DP 17385 , 592 Pittwater Road NORTH MANLY NSW 2100

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

31/08/2021:

Proposal is for alterations and additions to the dwelling house including a carport, new front fence and wall to help mitigate noise from the Pittwater Road and conversion of Garage to bedroom.

As per Preliminary Geotechnical Assessment by Soils Rock, Ref. SRE/819/NM/21, Dated 18/6/2021, Without any Council approval the existing garage is already converted into a living area and new carport had also been constructed. These are illegal works.

Proposal is for 2m high front fence, this must include openings to permit drivers exiting the site to be able to see pedestrians and cyclists using the footpath.

No information is provided regarding the site stormwater disposal generated from the new development.

It is unclear at this stage how the access to the site is managed, hence applicant is advised to provide updated plans including following information:

- 1) A longitudinal section of the driveway access from the Pittwater Road to the parking area (new Carport) showing levels and grades.
- 2) Provision must be available within the property to enable all vehicles to enter and leave in a forward direction, vehicle swept paths to be provided.
- 3) Front fence to include openings to permit drivers exiting the site to be able to see pedestrians and cyclists using the footpath.

4) Provisions to discharge site stormwater generated from the new construction.

13/12/2021:

Additional Information provided;

-Swept path analyses and driveway long section by AVN INFINITY DESIGN & DEVELOPMENTS Pty Ltd is satisfactory.

-Stormwater Management plan by AVN INFINITY DESIGN & DEVELOPMENTS Pty Ltd is satisfactory.

For Planner

No details of front fence are provided. please make sure to advise openings within the fence.

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 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**

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 any Final Occupation Certificate.

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