

Engineering Referral Response

Application Number:	DA2023/0577
Proposed Development:	Demolition works and construction of a dwelling house including swimming pool
Date:	27/09/2023
To:	Alex Keller
Land to be developed (Address):	Lot 1 DP 332220 , 1168 Barrenjoey Road PALM BEACH NSW 2108

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

The submitted stormwater plan includes an oversized rainwater tank. The applicant's Civil Engineer has requested an exemption from OSD due to the provision of this tank and the location of the site in relation to the stormwater network and discharge into the ocean which is acceptable. The submitted stormwater plans are acceptable.

The proposal includes the provision of a new driveway access off Barrenjoey Road which has been supported by TfNSW. The driveway width and levels are acceptable and vehicles can enter and exit in a forward direction as required by the DCP. The proposed stair access replaces an existing stair. It is considered that these works must be supported by Council's Road Asset Team. Conditions for these works have been included via a S138 application.

The submitted Geotechnical report addresses the relevant DCP controls.

Development Engineering support the proposal, 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 Control**

The Applicant is to submit a Traffic Control Application to Council for approval prior to issue of the Construction Certificate. The Traffic Control Application 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.

Stormwater Disposal

The applicant is to submit Stormwater Engineering Plans for the new development within this development consent to Transport for NSW in accordance with their letter Ref: SYD23/00951 dated 7 September 2023. The plans are to be prepared by an appropriately qualified and practicing Civil Engineer who has membership to Engineers Australia, National Engineers Register (NER) or Professionals Australia (RPENG), indicating all details relevant to the collection and disposal of stormwater from the site, buildings, paved areas and where appropriate adjacent catchments. Stormwater shall be conveyed from the site to Barrenjoey Road.

Details demonstrating compliance are to be submitted to the Certifier for approval prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for disposal of 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 Crozier Geotechnical Consultants dated 14 March 2023 are to be incorporated into the construction plans and documentation. 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 the driveway access, stairs, retaining walls, stormwater connection and associated landscaping which are to be generally in

accordance with the Council's specification for engineering works - AUS-SPEC #1, and the letter from Transport for NSW ref: SYD23/00951 dated 7 September 2023. The plans shall be prepared by a qualified Civil Engineer and Landscape Architect. The design must include the following information:

1. 6 metre wide driveway crossing in accordance with Council's Normal Profile.
2. Gutter crossing in accordance with TfNSW requirements. (Approval from TfNSW to be submitted with the application).
3. Retaining wall details including plan and sections.
4. Stair details including handrails.
5. Geotechnical Report including Form 2 in accordance with Council's Geotechnical Policy.
6. Stormwater outlet connection in accordance with TfNSW requirements. (Approval from TfNSW to be submitted with the application).
7. Detailed Landscaping plans including specifications for the proposed planting in the road reserve.
8. Services Plan to ensure no services are affected by the works. Concurrence from the relevant service authority if any services are affected.

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

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.

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 TfNSW Traffic Control At Work Sites Manual 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. The certification shall be submitted to Council for acceptance and Council's acceptance submitted to the Principal Certifier prior to the issue of an 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 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.