

Engineering Referral Response

Application Number:	DA2025/0750
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	15/09/2025
To:	Anaiis Sarkissian
Land to be developed (Address):	Lot 1 DP 20983 , 31 Cook Terrace MONA VALE NSW 2103

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 applicant is seeking approval for the partial demolition of the existing dwelling to facilitate proposed alterations and additions. The proposal includes a driveway with a gradient steeper than 1:4, which does not comply with *AS/NZS 2890.1:2004*.

To meet the maximum 1:4 grade requirement, the garage floor level would need to be lowered by approximately 750mm. Council generally does not support steep driveways unless the site is significantly constrained or classified as difficult, which is not the case for this development, as outlined in Section B6.2 – *Access and Parking* of the *Pittwater Development Control Plan (DCP)*.

The proposal to retain the existing garage level and convert the single garage into a double garage is not supported in this instance. The applicant should be requested to amend the driveway design to achieve compliance with both the relevant Australian Standard and Council's vehicular crossing requirements.

Review 15/9/2025:

The Traffic Engineer's report regarding the variation to the driveway design has been reviewed. Conditions are provided to ensure recommendations in the report are incorporated in the design of the vehicle crossing. 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

On-Site Stormwater Detention Details

The Applicant is to provide a certification of drainage plans detailing the provision of on-site stormwater detention in accordance with Northern Beaches Council's Water Management for Development Policy, and generally in accordance with the concept drainage plans prepared by Taylor Consulting Engineers, drawing number Storm 1/A, dated 3/6/2025. 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 Certifying Authority 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.

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 Ascent Geo 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.

Driveway Design and Certification

The Applicant shall submit a design for the driveway works incorporating the new safety measures including slip-resistant surfacing, pedestrian separation, compliant grade transitions, and effective drainage design in accordance with the recommendation in the Driveway Variation Request by Greys Consulting, dated 9/8/2025.

The applicant is to submit plans and certification by an appropriately qualified Traffic Engineer demonstrating compliance to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: Compliance with this consent.

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 vehicular crossing, access stairs, retaining walls and associated works in the road reserve 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:

- A vehicle crossing 3m wide at the kerb and 3.3m wide at the boundary in accordance with the driveway profile by Greys Consulting, drawing number P2131.002D, sheet 1-5, dated 9/8/2025.
- Details of the retaining structures in the road reserve. Elevations and structural details to be provided.
- The retaining wall along the frontage of the site to align with the retaining wall along the frontage of No 29.
- Details of the pedestrian access stairs and handrails.
- Structural Engineer's certification of the design of all retaining walls, access stairs, driveway, road works and safety barriers.
- A services plan indicating all services in the road reserve. Where any services are to be adjusted as a result of the works, approval from the relevant service authority is to be provided.
- Geotechnical Form 2
- Engineering's certification
- Certification from the Traffic engineer that the design of the vehicle crossing incorporates the new safety measures including slip-resistant surfacing, pedestrian separation, compliant grade transitions, and effective drainage design in accordance with the recommendation in the Driveway Variation Request by Greys Consulting, dated 9/8/2025.

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:

- Vehicle crossing
- *Retaining walls*
- *Pedestrian access stairs*

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 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.

Positive Covenant and Restriction as to User for On-site Stormwater Disposal Structures

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

The Applicant shall create on the Title a restriction on the use of land and a positive covenant in respect to the ongoing maintenance and restriction of the on-site stormwater disposal structures within this development consent. The terms of the positive covenant and restriction are to be prepared to Council's standard requirements at the applicant's expense and endorsed by Northern Beaches Council's delegate prior to lodgement with the NSW Land Registry Services. Northern Beaches Council shall be nominated as the party to release, vary or modify such covenant. A copy of the certificate of title demonstrating the creation of the positive covenant and restriction for on-site storm water detention as to user 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 the on-site stormwater disposal system is maintained to an appropriate operational standard.

Certification of Driveway Works

A suitably qualified Traffic Engineer and Registered Surveyor are to certify that the completed works have been constructed in accordance with this consent and the approved plans with respect to the following:

The driveway works including slip-resistant surfacing, pedestrian separation, compliant grade transitions, and effective drainage design have been constructed in accordance with the recommendation in the Driveway Variation Request by Greys Consulting, dated 9/8/2025.

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

Reason: Compliance with this consent.

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 **Submission Roads Act Application for Civil Works in the Public Road** condition of 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.