

Engineering Referral Response

Application Number:	DA2023/0399
Proposed Development:	Alterations and additions to a dwelling house including new access and driveway and construction of retaining walls
Date:	23/08/2023
To:	Dean Pattalis
Land to be developed (Address):	Lot 11 DP 13005 , 10 Florida 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 proposal is for relocation of the access driveway within the road reserve. It is unclear if the proposed driveway leads to an existing parking facility. The plans are to be amended to show the existing or proposed parking area. The proposal involves works in the road reserve which requires comments and concurrence from Council's Road Asset team.

Note to Planner: Please refer to Road Asset team for comments.

Additional Information Provided on 7/8/2023

The amended architectural plans shows two parking spaces at the frontage of the site. Independent vehicular movements from the both parking spaces does not appear feasible. Additionally the Traffic Report by ParkTransit dated 2/8/2023 proposes only parking space. The architectural plans are to be amended to reflect the traffic report prior to further assessment.

Additional Information Provided on 16/8/2023

The amended traffic report by ParkTransit dated 14/8/2023 proposes two parking spaces at the frontage of the site and has provided swept paths showing movements from each parking space. However the swept path diagrams are not satisfactory in that where the movements for the western parking space are shown no vehicle is shown in the eastern parking space. Hence it is unclear if the movements in and out of the western space will interfere with a parked vehicle in the space to the

east.

Additionally the diagrams show some overhang of vehicle over the edge of the turntable and it is unclear if this will again interfere with parked vehicles in the eastern space. The architectural plans provides no clarification as there are no dimensions shown in regard to the offsets between the building, car space, turntable or the proposed retaining wall.

The traffic report is to be amended such that the two complaint car spaces (dimension in accordance with AS2890.1 to be shown on plan) are shown on the swept path diagrams for both spaces to demonstrate independent movements. Details of the turntable and clearances required in terms of the overhang are to be shown on plan.

Architectural plans are to include dimensions of the parking spaces and the turntable as well as show the offsets between the building, car space, turntable and the retaining wall. Proposed car spaces adjacent to the building are to allow sufficient widths for door openings.

Additional Information Provided on 21/8/2023

Amended plans and report have been reviewed.

Note to Planner; Please include traffic report by ParkTransit dated 18/8/2023 as part of the approved documents.

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 Application

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

The applicant is to demonstrate how stormwater from the new development within this consent shall be disposed of to an existing approved system or in accordance with Northern Beaches Council's "Warringah Water Management Policy PL 850" in particular the Stormwater Drainage from Low Level Properties Technical Specification. Details demonstrating that the existing approved system can accommodate the additional flows or compliance with the Northern Beaches Council's "Warringah Water Management Policy PL 850" are to be submitted to the Certifier for approval prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for disposal 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 dated 2/8/2023 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 four (4) copies of Civil Engineering plans for the design of driveway widening, retaining wall and turntable which are to be generally in accordance with the plans by Peter Princi Architects, drawing number DA06, dated August 2023 and Council's specification for engineering works - AUS-SPEC #1. The plan shall be prepared by a qualified civil engineer. The design must include the following information:

1. Details of the driveway widening.
2. Structural details of the proposed retaining wall.
3. Structural engineer's certification.
4. Turntable details.
5. Stormwater management.
6. Sections to be provided from the road edge to the widened driveway and parking area.
7. Barriers/railing/fencing to be provided at the top of the proposed retaining wall where the height exceeds 300mm.
8. A landscape plan shall be provided for the replacement of the existing hedges to be removed as part of the works.
9. 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.

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 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.

Civil Works Supervision

The Applicant shall ensure all civil works approved in the Section 138 approval are supervised by an appropriately qualified and practising Civil Engineer.

Details demonstrating compliance are to be submitted to the Principal Certifier and/or Roads Authority.

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

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 RMS Traffic Control At Work Sites Manual (<http://www.rms.nsw.gov.au/business-industry/partners-suppliers/documents/technical-manuals/tcws-version-4/tcwsv4i2.pdf>) 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

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.

Retaining wall

The retaining wall works shall be certified as compliant with all relevant Australian Standards and Codes by a Structural Engineer. Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: Public and Private Safety

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.