

## Engineering Referral Response

<b>Application Number:</b>	DA2025/0915
<b>Proposed Development:</b>	Demolition works and construction of a detached garage
<b>Date:</b>	31/07/2025
<b>To:</b>	Nick England
<b>Land to be developed (Address):</b>	Lot 2 DP 540557 , 119 Hudson Parade CLAREVILLE NSW 2107

### 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

The applicant requests approval to replace an existing dilapidated single-car garage with a street-level concrete double-car garage that includes bin storage, recreational storage, and a green roof. The proposed driveway is situated on a curved and relatively narrow section of Hudson Road, which features a double white line.

Given these conditions, a wider vehicular access of 7.0 metres at this location may be permitted. Detailed design and assessment will be reviewed through the Section 138 Road Act application process with Council.

The Geotechnical Engineer has certified that the proposed works present an acceptable level of risk.

Development Engineering has raised no objections, subject to the recommended conditions.

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:

## FEES / CHARGES / CONTRIBUTIONS

### Construction, Excavation and Associated Works Security Bond(s)

The applicant is to lodge a bond with Council for the following:

**Crossing / Kerb & Gutter / Footpath Works/ Retaining wall**

As security against any damage or failure to complete the construction of any vehicular crossings, kerb and gutter, any footpath works and removal of any redundant driveways and retaining wall required as part of this consent a bond of \$50,000.

**Security Bond**

As security against damage to Council's roads fronting the site caused by the transport and disposal of materials and equipment to and from the site a bond of \$40000.

Reason: Protection of Council's infrastructure.

**CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE****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 Crozier Geotechnical Consultants dated 19th June 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.

**Off Street Parking Design**

The Applicant shall submit a design for the parking facility in accordance with the relevant provisions of Australian/New Zealand Standard AS/NZS 2890.1:2004 parking facilities  
Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: Compliance with this consent.

**Submission of a Minor Encroachment/Construction Application**

**Construction of stairs and a retaining wall within public land requires the submission of a Minor Encroachment/Construction Application (Form ID 4033) for works within the road reserve.**

Due to the substantial nature of the proposed stairway and retaining wall, a **positive covenant** will be required to ensure the ongoing maintenance and structural integrity of these elements.

**Reason:** To ensure public safety and the long-term maintenance of private structures built on public land.

### **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, lay back and retaining wall 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 Structural Engineer. The design must include the following information:

- A detailed design plan for the proposed vehicular crossing, including a longitudinal section taken along the centerline of Hudson Parade. The plan must clearly show both existing and proposed levels at the centerline and both edges of the driveway.
- The vehicular crossing is to be 7.0 metres wide at both the kerb and the property boundary.
- The design of the vehicular crossing and driveway access to the proposed garage must comply with **AS/NZS 2890.1:2004 – Parking Facilities**.
- Detailed structural design plans are required for the proposed retaining wall.
- Structural designs must incorporate the recommendations provided by the Geotechnical Engineer.
- All structural details must be prepared by a Civil Engineer who is registered on the **National Engineers Register (NER)**.
- The location of all public utility services within the driveway area must be identified. Where any services are affected, written clearance must be obtained from the relevant utility authorities.

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.

### **Sub-Soil Seepage**

The Applicant is to submit plans demonstrating that all sub-soil seepage drainage is discharged via a suitable silt arrester pit, directly to Council's nearest stormwater drainage system and is to be carried out in accordance with relevant Australian Standards.

Note: At the time of determination the following (but not limited to) Standards applied:

- Australian/New Zealand Standard AS/NZS 3500.3 - 2003 Plumbing and drainage - Stormwater drainage
- Australian/New Zealand Standard AS/NZS 3500.3 - 2003 / Amdt 1 - 2006 Plumbing and drainage - Stormwater drainage.

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

Reason: To ensure appropriate drainage and Stormwater management on site to protect amenity of residents.

### **Shoring of Council's Road Reserve (Temporary road anchors)**

Should the proposal require shoring to support an adjoining property or Council land, the Applicant shall provide the adjoining properties with engineering drawings, detailing the proposed shoring works for their consideration and approval.

Written approval from Council under Section 138 of the Roads Act 1993 is required if temporary ground anchors are to be used within Council's road reserve. The Owner's approval is to be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: To ensure that owners consent is obtained for ancillary works, and to ensure the protection of adjoining properties and Council land.

### **Pre-Commencement Dilapidation Report**

The applicant must prepare and submit a dilapidation report providing an accurate record of the existing condition of adjoining public property and public infrastructure (including roads, gutter, footpaths, retaining wall etc). A copy of the report must be provided to Council, any other owners of public infrastructure and the owners of adjoining and affected private properties.

The dilapidation report must be submitted to Council for written approval and the written approval is then to be submitted to the Certifier prior to the issue of the any Construction Certificate and the commencement of any works including demolition.

Reason: Protection of Council's infrastructure during construction.

## **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.

#### **Post-Construction Dilapidation Report (Major Development)**

The applicant must bear the cost of all restoration works to Council's road, footpath and retaining wall damaged during the course of this development.

A Post Construction Dilapidation Report after the completion of all building works is to demonstrate that there is no damage to Council infrastructure prior to the refund of any security deposits.

Reason: To ensure security against possible damage to Council property.

#### **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.

#### **Positive Covenant – Retaining Wall and Private Stairs within Public Road Infrastructure**

A positive covenant may be required to ensure the ongoing maintenance of the retaining structure supporting the road embankment that provides pathway access to the property.

The terms of the covenant and any associated restrictions must be prepared in accordance with Council's requirements, at the applicant's expense, and must be endorsed by a delegate of Northern Beaches Council prior to lodgment with NSW Land Registry Services.

Northern Beaches Council is to be nominated as the authority empowered to release, vary, or modify the covenant.

A copy of the Certificate of Title confirming registration of the positive covenant must be provided to the Private Certifier. Evidence of compliance with this requirement must be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

**Reason:** To ensure the retaining structure supporting the road embankment and property access is maintained to a safe and functional standard.