

## Engineering Referral Response

<b>Application Number:</b>	DA2024/0741
<b>Proposed Development:</b>	Reconstruction of an access driveway
<b>Date:</b>	22/10/2024
<b>To:</b>	Thomas Burns
<b>Land to be developed (Address):</b>	Lot 39 DP 11356 , 38 Nareen Parade NORTH NARRABEEN NSW 2101 Lot 40 DP 11356 , 36 Nareen Parade NORTH NARRABEEN NSW 2101 Lot 41 DP 11356 , 34 Nareen Parade NORTH NARRABEEN NSW 2101 Lot 421 DP 1004511 , 32 A Nareen Parade NORTH NARRABEEN NSW 2101

### 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

22/10/2024

### Development Engineering 2nd Referral Response.

### Council's Development Engineer raises no objection to this proposal subject to conditions.

Burdened properties have granted consent for the update of the existing right of carriageways and creation of drainage easements, which has been conditioned prior to the issue of Occupation Certificate.

Stormwater issues have been addressed. Site access issue has been addressed. A geotechnical report has been provided with completed forms 1 and 1(a) by ADE Consulting Group, dated 27/09/2024. Geotechnical investigation issue has been addressed.

29/08/2024

### **Development Engineering 1st Referral Response.**

The proposal is for reconstruction of a driveway and the associated retaining structures as well as the drainage system located at 32A, 34, 36 and 38 Nareen Parade North Narrabeen.

### **Council's Development Engineer cannot support this proposal due to the stormwater, site access & parking design and geotechnical investigation.**

#### **Stormwater**

Several stormwater pits are proposed to collect stormwater runoff from the driveway.

### **Council's Development Engineer requests the below additional information regarding the proposed stormwater system.**

- Some grated drains shall be provided on the new driveway to more effectively collect stormwater runoff from the driveway.
- Relevant Easement for Drainage shall be created over the proposed drainage infrastructures. Consents must be obtained from all burdened properties.

#### **Site Access**

The proposed kerbs are generally satisfactory subject to conditions. The proposed driveway gradients are generally satisfactory subject to conditions. A passing bay of 23m long is provided, which is generally satisfactory based on the topography and site constraints.

The proposed cross-falls of the driveway and driveway widths are generally satisfactory.

A Roads Act condition is required for the new vehicular crossover and the new embankment in Council's road reserve.

### **Council's Development Engineer requests the below additional information regarding the proposed site access.**

- All proposed developments on the neighbouring properties require all relevant neighbours' consent even if the works are within existing right of carriageways. The existing right of carriageways are likely required to be modified to cover the extent of the new driveway. Consents must be obtained from all burdened properties.

#### **Geotechnical Investigation**

A geotechnical report is provided.

### **Council's Development Engineer requests the below additional information regarding the geotechnical investigation.**

- The site is located within the geotechnical hazard zone. Completed forms 1 and 1(a) of Geotechnical Risk Management Policy for Pittwater - 2009 shall be submitted to Council.
- Consents must be obtained from all burdened properties for the required embankments/retaining structures associated with the construction of the new driveway.

**Note to Planner; The required relocation of the power pole shall be considered and conditioned if appropriate.**

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**

**Stormwater Disposal**

The applicant is to submit Stormwater Engineering Plans for the new development within this development consent in accordance with AS/NZS 3500 and Council's Water Management for Development Policy, prepared by an appropriately qualified and practicing Civil or Hydraulic 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.

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 ADE Consulting Group, dated 27/09/2024 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 and the associated driveway prepared by a suitably qualified civil/traffic engineer in accordance with the relevant provisions of Australian/New

Zealand Standard AS/NZS 2890.1:2004 parking facilities - Off-street car parking, in particular Section 2.6 Design of Domestic Driveways.

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 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 vehicular crossover, the proposed stormwater connection to Council's kerb inlet pit and the required retaining structures 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:

- Details of the proposed stormwater connection to Council's kerb inlet pit.
- Driveway long-sections along both sides of the driveway starting from the centreline of the road to the end of the proposed internal driveway.
- Details of the retaining structures with the relevant engineer's report(s).

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.

## **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 civil/hydraulic 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.

### **Certification of Off Street Parking Works**

The Applicant shall submit a certificate from a suitably qualified civil/traffic engineer that the parking facility and the associated driveway were constructed in accordance within this development consent and the relevant provisions of Australian/New Zealand Standard AS/NZS 2890.1:2004 parking facilities - Off-street car parking, in particular Section 2.6 Design of Domestic Driveways.

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

Reason: Compliance with this consent.

### **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.

### **Easement Creation/Update for Drainage/Right of Carriageway**

The Applicants must create easements for drainage and must update the existing right of carriageways (under the provisions of Section 88B of the Conveyancing Act) on all relevant benefitted and burdened properties, to accompany the Section 88B instrument to ensure all drainage infrastructure is located within the appropriate easement(s), and to ensure all shared driveway is located within the appropriate right of carriageways.

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

Reason: To ensure appropriate easements are provided.