

## Engineering Referral Response

<b>Application Number:</b>	DA2023/1392
<b>Proposed Development:</b>	Demolition and construction of Seniors Housing including strata subdivision
<b>Date:</b>	02/02/2024
<b>To:</b>	Gareth David
<b>Land to be developed (Address):</b>	Lot 1 DP 1151053 , 20 Homestead Avenue COLLAROY NSW 2097 Lot 2 DP 1151053 , 16 Homestead Avenue COLLAROY NSW 2097

### 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 proposal is for senior housing development comprising six residential units and basement level parking.

#### Stormwater

The submitted stormwater plans are unsatisfactory. The proposed development requires OSD in accordance with Council's Water Management for Development Policy Section 9.3.2.5. The pre-developed site discharge (PSD) is to be calculated using a fraction impervious area of 0% i.e. the state of nature condition for all design storms up to and including the 1 in 100 year storm event. The drains model is to be submitted for assessment.

Where connection to the kerb is proposed the discharge per outlet shall be limited to 20l/s.

#### Vehicular Access

The proposed driveway profile does not comply with current standards. The driveway crossing is to be in accordance with Council's Normal Vehicular Crossing standard profile within the road reserve. Any required transitions are to be within the site with the 1:20 grade for the first 6m within the boundary in accordance with AS2890.1. It is recommended the driveway be relocated to the lower side to achieve

compliance.

The Applicant shall provide engineering long-section at both edges and centerline of the proposed access driveway to the proposed garage and demonstrate compliance with AS2890.1.

#### Accessibility

The submitted accessibility report does not address the requirements of Clause 93 Location and access to facilities of SEPP (Housing- Part 5 -Housing for Seniors or People with a Disability) 2021.

Review of the travel path to the bus stops on Pittwater Road indicates that the footpath along Homestead Avenue may not comply with the grades required in accordance with Clause 93. Applicant shall provide a survey by registered surveyor along the entire travel path between the pedestrian access of the site to both bus stops on Pittwater Road and an updated access report. Where the grades do not comply the applicant shall provided a design to reconstruct the footpath and pram ramps (where possible) to demonstrate compliance.

If compliance cannot be achieved the proposal cannot be supported.

#### **Additional Information Provided on 21/12/2023**

The Drains model and stormwater plans submitted are acceptable subject to conditions. The Traffic Assessment Report by TTPA dated 12/12/2023 has been reviewed. 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 ADCAR Consulting, project number ADC230706, drawing number SW-102, SW-105, dated 12/12/2023. 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 Certifier for approval prior to the issue of the Construction Certificate.

#### **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 and footpath

works 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:

1. A vehicular crossing 4.5 meters wide should be constructed in accordance with Council's standard drawing Normal.
2. Reconstruction of the footpath along the entire frontage of the site. The footpath shall have a minimum 1:40 fall towards the kerb.
3. Reinstatement of all redundant driveways to kerb and gutter, footpath or turf.
4. Certification by a suitably qualified Access Consultant shall be provided that the exiting footpath to the nearest public transport complies with the requirements of Clause 93 Location and access to facilities of SEPP (Housing- Part 5 -Housing for Seniors or People with a Disability) 2021. Where it does not comply details for the reconstruction of the footpath to meet compliance shall be submitted.

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**

### **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 for the Maintenance of Stormwater Pump-out Facilities**

The Applicant shall lodge the Legal Documents Authorisation Application with Council. The application shall include the original 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 drainage plan), and Civil Engineers' certification.

The Applicant shall create on the Title a positive covenant in respect to the ongoing maintenance of the pump-out facility on the property being developed. 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. Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

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 adequate provision is made for the stormwater pump out system to be maintained to an appropriate operational standard.

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

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

The Applicant shall create on the Title a positive covenant in respect to the ongoing maintenance and restriction as to user over the on-site stormwater disposal structures within this development consent. The terms of the positive covenant and restriction as to user are to be prepared to Council's standard requirements at the applicant's expense and endorsed by Northern Beaches Council's delegate prior to lodgment 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 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.