

Engineering Referral Response

Application Number:	DA2024/1376
Proposed Development:	Subdivision of one lot into two including demolition works, new driveway and carport
Date:	28/03/2025
To:	Dean Pattalis
Land to be developed (Address):	Lot G DP 408223 , 7 Cooleena Road ELANORA HEIGHTS NSW 2101

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

Additional Information Provided on 19/3/2025

Access

The submitted driveway sections are not acceptable. The sections show grades that exceeds 1 in 4 which do not comply with current standards. No engineering longsections have been provided as requested above.

Considering the proposed levels of the parking areas it is recommended that Council's standard Maximum Low profile be utilised for the driveway design. The applicant is to provide engineering long section along both edges of the proposed driveway, showing chainages, existing and proposed levels and grades, to demonstrate compliance with AS2890.1 as previously requested. The proposed garage levels may need to be raised to achieve compliance.

Additional Information Provided on 29/1/2025

Stormwater

The deed of agreement for the interallotment easement is noted. However, for Council to provide approval for an for a stormwater system discharging via a private interallotment easement it must be an easement created on title of the property in accordance with the Conveyancing Act. Applicant is to provide a Title search to confirm if the easement has been registered on Title.

Access

The amended driveway plans have been reviewed. The proposed grades at the kerb and the boundary are likely to cause scraping. The applicant is to provide engineering long section along both edges of the proposed driveway to demonstrate compliance with AS2890.1. The vehicle crossing is to be in accordance with Council's standard Normal Low profile. The applicant is to also include an scrape analysis to demonstrate vehicle scraping do not occur.

Original Comments

The proposal is for demolition works, construction of a driveway and carport and subdivision of one Lot into two.

Stormwater

The proposal is to discharge stormwater via an inter allotment drainage easement to the Council pipeline traversing No 11 Cooleena Road. Documents for a deed of easement has been provided. Applicant is to provide a Title search to confirm if the easement has been registered.

A copy of the easement plan as documented in the Deed agreement, prepared by Structerre Consulting is to be submitted for Council records.

Subdivision

A draft subdivision plan prepared by a registered surveyor is to be submitted showing all proposed lot boundaries, areas, right of ways and easements only with no reference to any features or contours for assessment.

Geotechnical

The site is in H1 Geotechnical Hazard Area and as such a geotechnical engineers report and certified Form 1 & 1A are required in accordance with Geotechnical Risk Management Policy for Pittwater – 2009. The submitted geotechnical report by AW Geotechnical Pty Ltd is dated 11/10/2017 and does not refer to the current plans. The applicant is to submit a current geotechnical report and Forms for assessment.

Access

The proposal is to retain the existing vehicular crossing while constructing the ROW servicing both proposed Lots. As the vehicle crossing will service multiple Lots it is required to be reconstructed to suit Council specifications for multiple Lots. A vehicular crossing in accordance with Council's standard Normal Low profile will be conditioned.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Engineering Conditions:

Nil.