

Engineering Referral Response

Application Number:	DA2020/0012
To:	Ashley Warnest
Land to be developed (Address):	Lot 218 DP 237442 , 9 Eungai Place 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 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

Comments for Development Engineers:

1. The site is located within the Geotechnical Hazard Area. An "Acceptable Risk Management" Level is achieved in accordance with the geotechnical report prepared by White Geotechnical Group, dated 23 December 2019.
2. The existing crossing is proposed to remain.

Development Engineer has assessed this application and cannot support it due to the following reason.

The proposed driveway gradients are too steep, especially on the northern side of the driveway and crossing. Scraping may occur. Applicant has not demonstrated that the vehicular access driveway gradients will comply with Clause 2.6.2 AS/NZS 2890.1:2004. The maximum gradient permitted for the driveway is 1 in 4 (25%). The cross-sectional profiles on both sides of the driveway and crossing must be submitted to Council for further assessment.

Development Engineering cannot support the application due to insufficient information to address:

- Driveway access in accordance with Clause B6 of Pittwater DCP21 2014.

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.