

## Engineering Referral Response

<b>Application Number:</b>	DA2023/1403
<b>Proposed Development:</b>	Use of Garage Premises as a Studio.
<b>Date:</b>	03/11/2023
<b>To:</b>	Dean Pattalis
<b>Land to be developed (Address):</b>	Lot 37 DP 236064 , 8 The Crest FRENCHS FOREST NSW 2086

### 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

**3/11/2023:**

The applicant is proposing "Use of Garage Premises as a Studio".

There are the following applications EPA2023/0174, BC2023/0240 and BC2023/0288 related the unauthorised works which have already been completed.

Appendix 1 of the Warringah DCP states 2 spaces are required per dwelling.

#### Access:

There is a proposal to remove the existing garage as a parking facility, removing 2 off street parking spaces.

The existing space forward of the garage ranges from RL160.34 at the strip drain to 161.42 closer to the boundary.

This grade is at 22.5% which far exceeds the maximum gradient of 5% for a parking facility as defined in clause 2.4.6 of AS 2890.1:2004: Parking facilities - Off-street car parking.

Furthermore, the existing driveway gradients do not comply with the B85 vehicle vertical clearance in clause 2.5.3 of AS 2890.1:2004: Parking facilities - Off-street car parking.

The applicant shall provide the following additional information if they wish to use the space forward of the studio structure as a parking facility

1. 2 driveway long sections (both sides of driveway) commencing from the centreline of the road and ending at the parking facility to show that the proposed access driveway complies with the vertical clearance model of the B85 vehicle template defined in Australian Standard AS2890 Part 1 Off Street Car Parking. The RLs and gradients shall be shown at each transition.
2. Demonstrate the proposed facility complies with the minimum car parking dimensions in accordance with AS/NZS 2890.1.
3. The existing driveway needs replacement as it is not at a serviceable level and is a hazard in the road reserve.
4. The applicant shall demonstrate how stormwater runoff will be disposed of.

**Stormwater:**

The site falls to the rear and is located in region 2 as defined in the Water Management for Development Policy.

The proposal is for alterations and additions with no increase in impervious area.

The stormwater from the site is to adhere to section 5.5 Stormwater Drainage from Low Level Properties.

As such, development engineering cannot support the application due to insufficient evidence to address clause C3 of the Warringah DCP.

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.