

Engineering Referral Response

Application Number:	DA2023/1756
Proposed Development:	Alterations and additions to a dwelling house
Date:	15/04/2024
To:	Nick Keeler
Land to be developed (Address):	Lot 406 DP 14137 , 29 Condover Street NORTH BALGOWLAH NSW 2093

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

The proposal includes the provision of a new driveway crossing to an elevated double carport which requires the removal of a street tree. The Landscape Officer has not supported the removal of the tree and has requested the proposed parking be relocated to suit the existing crossing position. If this advice is followed, the applicant must provide a long section from the existing crossing position into the proposed parking hardstand and demonstrate that the profile meets Council's Maximum Low profile.

Development Engineering cannot support the proposal due to insufficient information to address vehicular access in accordance with clause C3 of the DCP.

Amended plans submitted 27/03/2024

The plans have been amended to show the crossing adjacent to the street tree however Council's Landscape Officer has not supported the proposal due to a conflict with the Arborist report and plans. The submitted driveway profile is acceptable.

Once the proposal has been supported by Council's Landscape Officer the proposal will be assessed by Development Engineering.

Development Engineering cannot support the proposal due to insufficient information to assess the impact of the crossing on the Council street tree in accordance with clause C3 of DCP.

Additional information submitted 3/04/2024

The additional information submitted by the applicant's Arborist has been reviewed and approved by Council's Landscape Officer.

Development Engineering support the proposed 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****Stormwater Disposal from Low Level Property**

The applicant is to demonstrate how stormwater from the new development within this consent shall be disposed of to an existing approved system or in accordance with Northern Beaches Council's Water Management for Development Policy in particular Section 5.5 Stormwater Drainage from Low Level Properties. Details demonstrating that the existing approved system can accommodate the additional flows or compliance with Northern Beaches Council's policy by an appropriately qualified Civil Engineer are to be submitted to the Certifier for approval prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for disposal and stormwater management arising from the development.

Vehicle Crossings Application

The Applicant is to submit an application with Council for driveway levels to construct one vehicle crossing 3 metres wide at the kerb to 5.5 metres wide at the boundary metres wide in accordance with Northern Beaches Council Standard Drawing Maximum Low in accordance with Section 138 of the Roads Act 1993.

Note the proposed driveway is to be in plain concrete only and be designed in accordance with the recommendations of the Development Advice letter by Arborscan dated 28 February 2024. The existing driveway crossing is to be reinstated to kerb and turf with a wing provided for the existing crossing to number 29.

The fee associated with the assessment and approval of the application is to be in accordance with Council's Fee and Charges.

A Council approval is to be submitted to the Certifier prior to the issue of the Construction Certificate.

Reason: To facilitate suitable vehicular access to private property.

Off Street Parking Design

The Applicant shall submit a design for the parking facility 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 2.4.5 Physical Controls and 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.

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 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 Structural Engineer certifying that the parking facility was 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 2.4.5 Physical Controls.

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

Reason: Compliance with this consent.