

Engineering Referral Response

Application Number:	DA2021/0508
Date:	09/12/2021
To:	Nick England
Land to be developed (Address):	Lot 2 DP 1104192 , 60 Chisholm Avenue AVALON BEACH NSW 2107

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 involves the addition of the garage and a new driveway off Chisholm Avenue. The entrance for the access driveway is off an existing turning bay on Chisholm Avenue leading to the proposed garage.

Chisholm Avenue is a narrow two way road with parking on one side of the roadway. Based on the architectural plans and the traffic report by Terrafic Pty Ltd the access for the driveway is at an angle to the carriageway. When cars are parked on the opposite side of the roadway it seems unlikely that a left turn will be possible from this driveway alignment. It is recommended that the vehicular crossing be located further to the right of the existing turning bay with the entrance perpendicular to the roadway to facilitate entrance and exit from the driveway without interference to parked vehicles on the roadway. Alternatively the applicant shall demonstrate via turning paths that the current alignment is adequate with parked vehicles on the opposite side of the roadway.

Additionally the proposed internal driveway grades exceed 25%. In accordance with Pittwater 21 DCP Clause 6.2 gradients steeper than 1:4 are acceptable only for existing internal driveways. New internal driveways are to have a maximum gradient of 1:4.

In accordance with Clause 6.1 steeper gradients for new driveways may be permitted within the road reserve subject to demonstration through a traffic assessment report and relevant certification that the access driveway including surface finish is adequate for its intended purpose.

The plans propose a right of carriage way leading to the rear of the lot. As there are no structures at the rear of the Lot the purpose of this right of carriageway is unclear. The applicant is to provide details of

purpose of the proposed right of carriageway along the entire length of the boundary of No 60. The plans also propose extinguishing the right of footway access to No 60 Chisholm Avenue but details of how pedestrians can access No 60 via the existing stairs have not been shown. Details of the pedestrian access pathway from the existing stairs off Chisholm Avenue to the proposed inclinator or dwelling are to be shown on the plans.

The proposed stormwater plans with the provision OSD for the new development is adequate. The geotechnical report meets the requirements of the DCP but any changes to the proposed driveway alignment may require changes to these documents as well as the change of easement plans.

The proposed application cannot be supported by Development Engineering due to lack of information to address:

- *Vehicle access for the development in accordance with clause B6 Access and Parking.*

Additional Information Provided on 16/11/2021

The amended architectural plans indicate that the internal driveway gradients have been amended to achieve a maximum grade of 25% which is satisfactory.

However the swept path analysis indicate that vehicles need a three point turn to enter and exit the driveway which is not supported. An alternate design for the driveway access is to be provided to ensure vehicles can enter and exit the site in a single maneuver.

Additionally details of the pedestrian access pathway from the existing stairs off Chisholm Avenue to the proposed inclinator or dwelling are to be shown on the plans.

The proposed application cannot be supported by Development Engineering due to lack of information to address:

- *Vehicle access for the development in accordance with clause B6 Access and Parking.*

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.