

## Engineering Referral Response

Application Number:	DA2022/0863
Date:	23/08/2022
To:	Nick Keeler
Land to be developed (Address):	Lot 13 DP 11373 , 26 Pozieres Parade ALLAMBIE HEIGHTS NSW 2100

### 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

1st Development Engineering referral

Applicant seeks approval for a car parking space within the front building setback area. The proposed driveway is steep and encroaches about half the frontage of No 28 Pozieres Parade.

The proposed driveway plans does not comply with Council Vehicular crossing profiles. A "Maximum High" standard vehicular crossing profile 3330/6 MH is recommended. Detail longitudinal grades in compliance with Councils Standard crossing profiles (available in the Council's Web page) and AS/NZS 2890.1:2004 designed by a civil engineer is requested. The Applicant is to ensure, driveway gradients within the private property are not to exceed a gradient of 1 in 4 (25%) with a transition gradient of 1 in 10 (10%) for 1.5 metres prior to a level parking facility. Detail longitudinal design grades on both edges of the driveway is required.

**Prior to requesting applicant any additional information the application is to be referred to Council's Road Assets (Transport & Civil Infrastructure Assets) for comments/approval in regards to approval for encroachment to the property frontage of No 28 Pozieres Parade.**

2nd Development Engineering referral response

The pervious comments have been addressed:

- 1 ) Council's Road Asset raised no objection to the application; and
- 2 ) a concept design of the driveway crossing, including the longitudinal sections of the crossing, has been provided.

As such, Development Engineering has no objection to the application subject to the following conditions of consent.

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**

The applicant is to submit Stormwater Engineering Plans for the new development within this development consent, prepared by an appropriately qualified and practicing Civil Engineer, indicating all details relevant to the collection and disposal of stormwater from the site, buildings, paved areas and where appropriate adjacent catchments. Stormwater shall be conveyed from the site to Pozieres Parade.

Details demonstrating compliance are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

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

**Submission Roads Act Application for Civil Works in the Public Road**

The Applicant is to submit an application for approval for infrastructure works on Council's roadway. Engineering plans for the new development works within the road reserve and this development consent are to be submitted to Council for approval under the provisions of Sections 138 and 139 of the Roads Act 1993.

The application is to include civil Engineering plans for the design of driveway crossing which are to be generally in accordance with the Council's specification for engineering works - AUS-SPEC #1. The plan shall be prepared by a qualified civil engineer. The design must include the following information:

- The width and location of the access driveway at Pozieres Parade must be designed in accordance with section 3.2 of Australian/New Zealand Standard AS/NZS 2890.1:2004 Parking facilities - Off-street car parking.
- Safety devices must be installed on the proposed driveway in accordance with AS/NZS 2890.1:2004.
- Detailed longitudinal sections of the proposed driveway must be provided with the design, showing existing and proposed levels and must be commenced from the centreline of the road.
- Detailed cross sections of the proposed driveway must be provided with the design, showing existing and proposed levels and must provide the remedial details of the road reserve
- Structural details of the retaining wall ( if applicable), piers and slab designed by a structural engineer.
- Utilities services on the road reserve must be plotted on the design plan.

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

An approval is to be submitted to the Certifying Authority prior to the issue of the Construction Certificate

Reason: To ensure engineering works are constructed in accordance with relevant standards and Council's specification.

## **CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT**

### **Public Liability Insurance - Works on Public Land**

Any person or contractor undertaking works on public land must take out Public Risk Insurance with a minimum cover of \$20 million in relation to the occupation of, and approved works within Council's road reserve or public land, as approved in this consent. The Policy is to note, and provide protection for Northern Beaches Council, as an interested party and a copy of the Policy must be submitted to Council prior to commencement of the works. The Policy must be valid for the entire period that the works are being undertaken on public land.

Reason: To ensure the community is protected from the cost of any claim for damages arising from works on public land.

## **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.