Engineering Referral Response

Application Number:	DA2021/0980

Date:	15/09/2021
To:	Phil Lane
Land to be developed (Address):	Lot 19 DP 28663 , 67 Dolphin Crescent 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 includes the extension to the existing driveway and carport. The internal driveway gradients exceeds the maximum gradient of 1in 4. As such the applicant shall demonstrate through a traffic assessment report and certification that the internal driveway is safe for its indented use in accordance with Clause B6.2 of Pittwater 21 DCP. The gradients of the proposed extension to the parking facility are to be in accordance with the requirements of AS2890.1.

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 B6.2 Internal Driveways.*

Additional Information Provided on 9/9/2021
The amended master plan shows amended internal driveway gradients to achieve a maximum of 1 in 4 gradient which is satisfactory. However the gradient for the carport is not satisfactory. The maximum gradient shall be 5% in accordance with AS2890.1 within the parking area. As the proposal currently involves reconstructing the slab it is suggested that the high side of the slab be lowered to achieve the maximum gradient required. This may involve adding some steps to reach the existing level of the front entrance.

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.