

Engineering Referral Response

Application Number:	DA2023/1403
Proposed Development:	Use of Garage Premises as a Studio.
Date:	11/03/2024
To:	Dean Pattalis
Land to be developed (Address):	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 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

11/03/2024:

Council's Planning team is not supportive of approving this DA without any off street parking facility. Amended plans are provided showing one off street parking(int. ref TRIM2024/155192). Development Engineering have objections to approval, subject to conditions as recommended.

06/02/2024:

Existing garage is undersize and cannot be used for parking services. No changes to existing driveway/parking arrangement are proposed. Proposal is for only change of use of existing garage to studio.

If Council's Planning team is ok to approve this DA without any approved off street parking facility, Development Engineering have no objections to approval.

Site falls to rear, Stormwater to be designed as per Council's Water Management for Development Policy -section 5.5 -Stormwater Drainage from Low Level Properties.

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 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 4metres wide in accordance with Northern Beaches Council Standard vehicle crossing profile and in accordance with Section 138 of the Roads Act 1993.

Note, driveways are to be in plain concrete only.

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 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.

Reinstatement of Kerb

The Applicant shall reinstate all redundant laybacks and vehicular crossings to conventional kerb and gutter, footpath or grassed verge as appropriate with all costs borne by the applicant.

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

Reason: To facilitate the preservation of on street parking spaces.

Certification of Off Street Parking Works

The Applicant shall submit a certificate from a suitably qualified person 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 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 Occupation Certificate.

Reason: Compliance with this consent.