

Engineering Referral Response

Application Number:	DA2021/2524
Date:	05/10/2022
To:	Thomas Prosser
Land to be developed (Address):	Lot 17 DP 17768 , 73 Wimbledon Avenue NORTH NARRABEEN NSW 2101

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 is for the construction of a new dwelling including a new garage and vehicular crossing. Insufficient information has been provided with regard to the proposed access driveway. The Applicant shall provide a long-section at both edges of the proposed access driveway and centerline to the proposed garage and demonstrate compliance with AS2890.1. The driveway shall incorporate one of Council's standard vehicle crossing profiles. The proposed driveway profile shall match the existing boundary levels with transitions internally to suit the proposed garage level.

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 of Pittwater 21 DCP

Additional Information Provided on 21/3/2022

The driveway section provided is unsatisfactory. The existing levels shown on the section is inconsistent with the survey plan provided. Based on the survey plan the boundary levels from the southern boundary to the southern edge of the existing driveway ranges between RL1.99m to RL2.3m but the sections shows the boundary level as 2.557m which is inconsistent.

The site is in a flood affected area and as such any changes to the existing levels within the road reserve is not supported as it is likely to increase the flooding issues for adjacent properties. The existing levels in the road reserve must be maintained.. The Applicant shall provide minimum three

long-sections, one at each edges of the proposed access driveway and and one at the centerline to the proposed garage and demonstrate compliance with AS2890.1.

Review 11/5/2022

Note to Planner: Amended driveway sections have not been provided to date. Please reopen referral when the amended sections have been submitted.

Review 25/7/2022

The amended plans show the garage floor is set at RL2.70m AHD which is below the 1% AEP level. It is noted that Council's Flood team have requested amended plans. Development Engineering cannot provide comments until the Flood Teams concerns are resolved.

Additional Information Provided 26/7/2022

The amended driveway section prepared by Civil and Structural Engineering Design Services, dated 22/7/2022 has been reviewed. The garage FFL has been amended to be at the 1% AEP level, however the following issues have to be addressed before further assessment:

- The existing levels shown on the sections are inconsistent with the survey plan.
- Existing boundary and road reserve levels are to be maintained as previously commented.
- The proposed grade between chainage 10.23m and chainage 11.73m is 32% in all three sections which does not comply.

The proposed garage should be relocated with greater setback to achieve the design garage level.

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 of Pittwater 21 DCP

Additional Information Provided on 23/8/2022

The amended driveway section prepared by Civil and Structural Engineering Design Services, dated 20/8/2022 has been reviewed. Insufficient information has been provided for assessment as follows:

- The cut/fill level in the sections are inconsistent with the New Levels shown. It is unclear if cutting or filling is proposed in the road reserve.
- The scale of the sections are inaccurate in the drawing.
- The existing levels shown on the sections are inconsistent with the survey plan and previously submitted sections.
- Existing boundary and road reserve levels are to be maintained as previously commented

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 of Pittwater 21 DCP

Additional Information Provided 16/9/2022

The amended driveway plans and sections have been reviewed. The proposed Scheme 2 maintaining the existing boundary levels and a providing a transition within the garage to achieve the FPL is satisfactory subject to conditions. No objections to approval subject to conditions as recommended.

Review 5/10/2022

Amended architectural plans have been reviewed. No objections to approval 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**

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 the Lagoon at the rear.

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.

Certification and Design of Elevated Driveway and Parking Facility Work

The Applicant shall submit a Structural Engineers' design and certificate certifying that the elevated internal driveway and parking facility is designed in accordance within this development consent and the 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 Certifying Authority prior to the issue of the Construction Certificate.

Reason: Safety and Compliance with this consent.

Vehicle Driveway Gradients

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. Access levels across the road reserve are to comply with the allocated vehicle profile detailed in this consent.

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

Reason: To ensure suitable vehicular access to private property.

Vehicle Crossings Application

The Applicant is to submit an application for driveway levels with Council in accordance with Section 138 of the Roads Act 1993. 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 facilitate suitable vehicular access to private property.

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.

Vehicle Crossings

The Applicant is to construct one vehicle crossing 4.0 metres wide in accordance with driveway design plans by Michal Korecky, plan Scheme 2, drawing number 22075, sheet C4, dated 14/9/2022 and Northern Beaches Council specifications and the driveway levels application approval. An Authorised Vehicle Crossing Contractor shall construct the vehicle crossing and associated works within the road reserve in plain concrete. All redundant laybacks and crossings are to be restored to footpath/grass. Prior to the pouring of concrete, the vehicle crossing is to be inspected by Council and a satisfactory "Vehicle Crossing Inspection" card issued.

A copy of the vehicle crossing inspection form is to be submitted to the Principal Certifying Authority.

Reason: To facilitate suitable vehicular access to private property.

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 person. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of Occupation Certificate.

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

Certification Elevated Driveway and Parking Facility Work

The Applicant shall submit a Structural Engineers' certificate certifying that the elevated driveway and parking facility was constructed in accordance within this development consent and the 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 Certifying Authority prior to the issue of the final Occupation.

Reason: Compliance with this consent.