

Engineering Referral Response

Application Number:	DA2021/2081
Date:	25/05/2022
To:	David Auster
Land to be developed (Address):	Lot 1 DP 64165 , 21 White Street BALGOWLAH NSW 2093

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 to provide a new double garage off Burton St has been assessed and the proposed driveway grades are too steep and vehicles will scrape when entering and exiting the garage. In order for the grades to comply with Council's standards, the crossing profile would need to be designed in accordance with Council's normal profile drawing A4/3330/1 N and the garage would need to be offset a minimum of 4 metres from the rear boundary. The proposal also exceeds 50 square metres of impervious area and as such on-site stormwater detention (OSD) is required for the proposal in accordance with Council's Water Management for Development Policy.

Development Engineering cannot support the proposal due to insufficient information to address vehicular access and stormwater management in accordance with Part 3.7 and Schedule 3 of the DCP.

Amended plans received 22/3/22

The amended plans have not addressed the previous issue raised with respect to the driveway crossing grades. Also no drainage plans have been provided for the proposal.

Development Engineering cannot support the proposal due to insufficient information to address vehicular access and stormwater management in accordance with Part 3.7 and Schedule 3 of the DCP.

Additional Garage Plans and Sections Received 28/4/22

The sections indicate that a transition will be required on the low side to achieve the required garage level. Also the high side level of 0% in the footpath area is not acceptable and will need to provide a

200mm increase in level at the boundary from the invert level i.e. RL 17.00. As such the design will require a driveway between the boundary and the garage of 1.731 metres to achieve the transition grades from the road. This will require the garage to be deeper within the property to ensure the minimum parking space length is achieved. It is noted that this design will still only provide one parking space, and may require some removal of the rock face along the boundary to achieve a suitable sight triangle for vehicles exiting the site.

No stormwater details have been provided for assessment.

Development Engineering cannot support the proposal due to insufficient information to address vehicular access and stormwater management in accordance with Part 3.7 and Schedule 3 of the DCP.

Amended plans received 18/5/2022

The proposed driveway crossing grades have been checked and are acceptable. The proposed garage will only be accessible by one vehicle and it is considered that a condition be provided by Planning to ensure the approved garage is for a single vehicle only. Also due to the extent of excavation, it is recommended that Planning include the geotechnical Report in the list of approved reports.

A review of the proposed impervious area indicates that the subject site is exempt from on-site stormwater detention.

Development Engineering support the proposal 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 kerb in Burton Street.

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.

Traffic Management and Control

The Applicant is to submit an application for Traffic Management Plan to Council for approval prior to issue of the Construction Certificate. The Traffic Management Plan shall be prepared to RMS standards by an appropriately certified person.

Reason: To ensure appropriate measures have been considered for site access, storage and the operation of the site during all phases of the construction process.

Structural Adequacy and Excavation Work

Excavation work is to ensure the stability of the soil material of adjoining properties, the protection of adjoining buildings, services, structures and / or public infrastructure from damage using underpinning, shoring, retaining walls and support where required. All retaining walls are to be structurally adequate for the intended purpose, designed and certified by a Structural Engineer.

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

Reason: To provide public and private safety.

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.

Traffic Control During Road Works

Lighting, fencing, traffic control and advanced warning signs shall be provided for the protection of the works and for the safety and convenience of the public and others in accordance with RMS Traffic Control At Work Sites Manual (<http://www.rms.nsw.gov.au/business-industry/partners-suppliers/documents/technical-manuals/tcws-version-4/tcwsv4i2.pdf>) and to the satisfaction of the Roads Authority. Traffic movement in both directions on public roads, and vehicular access to private properties is to be maintained at all times during the works

Reason: Public Safety.

Vehicle Crossings

The Applicant is to construct one vehicle crossing 3 metres wide in the Burton Street frontage in accordance with Northern Beaches Council Drawing No A4-3330/1 N 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. The redundant layback and crossing in Condamine Street are to be restored to kerb, footpath and 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 Civil Engineer.

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

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