

## Engineering Referral Response

<b>Application Number:</b>	DA2022/0502
<b>Date:</b>	03/06/2022
<b>To:</b>	Stephanie Gelder
<b>Land to be developed (Address):</b>	Lot 70 DP 12072 , 5 Hubert Street FRESHWATER NSW 2096

### Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m<sup>2</sup> 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

#### 13/04/2022:

Proposal is for relocation/construction of driveway, construction of a double carport, 1.5m timber batten front fence with sliding gate and removal of tree within the road reserve.

1) There is an existing Council drainage system traversing the subject property and will be impacted by the proposed development. As a result Development Engineer cannot support the proposal due to the following reasons;

- Applicant has not located Council's drainage systems traversing the site in accordance with Northern Beaches Council's Water Management for Development Policy. In this regards Council's drainage pipe and pits must be accurately located, confirming dimensions and plotting any Council's stormwater drainage assets and associated infrastructure to scale on the DA plans, which must include the proposed works. This should be carried out by a Registered Surveyor.
- Applicant has not provided details to show that all proposed structures are located clear of any Council's drainage system.
- Applicant has not shown that all structures including the overhangs are located clear of Council's pipe and drainage easements.
- Any excavation proposed must ensure sufficient cover is provided to Council's pipe drainage systems.

2) It is also noted that Council's Landscape officer has requested additional information and advised to retain the existing street tree along frontage of site in Hubert Street. This issue is to be addressed and resolved prior to Development Engineering completing the assessment.

**06/05/2022:**

Council's Landscape officer is still waiting for Arborist report to assess the impact of proposed reduced driveway width on the street tree.

This issue is to be addressed and resolved prior to Development Engineering completing the assessment.

**03/06/2022:**

- 1) Council drainage system is traversing through neighbour property No 3 Hubert Street.
- 2) Council's Landscape officer has supported the proposal, street tree to remain and proposed vehicle crossing to 1m away from street tree.

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**

**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.

**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, except where site conditions permit the following:

- (a) maximum height of 900mm above or below ground level and at least 900mm from any property boundary, and
- (b) Comply with AS3700, AS3600 and AS1170 and timber walls with AS1720 and AS1170.

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 for Driveway Levels and Reinstatement of Redundant Crossing**

In accordance with Section 138 of the Roads Act 1993, the Applicant is to submit an application for :

- Driveway levels with Council and
- Reinstatement of redundant crossing with Council

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 3.5 metres wide at kerb in accordance with Northern Beaches Council Drawing No A4-3330/3 NL 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.

All existing street trees in the vicinity of the works shall be retained and the driveway must be constructed at least one metre from street tree, construction must be in a tree sensitive manner, and excavation for the driveway shall not exceed 150mm depth.

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 Council's Water Management for Development Policy by a suitably qualified person. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any final 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 Certifying Authority prior to the issue of the final Occupation Certificate.

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