

Engineering Referral Response

Application Number:	DA2023/0010
Proposed Development:	Alterations and additions to a dwelling house including garage
Date:	02/03/2023
To:	Jordan Howard
Land to be developed (Address):	Lot 8 DP 1011074 , 9 Maybanke Court MONA VALE NSW 2103

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 grade of the ramp from existing garage to existing concrete slab is approximately 23%. This grade shall be no more than 12.5% to avoid vehicle scraping as per AS/NZS 2890.1:2004.

The application can not be supported due to lack of information to assess B6 of the DCP.

20/02/2023

The amended plan was provided.

The grade of the ramp has been reduced to 11%. However, the the length of the proposed garage appears to be only 3.8m. The minimum required for parking module is 5.4 meter as per AS/NZS 2890.1:2004.

To demonstrate compliance with AS/NZS 2890.1:2004, the ramp may be extended from front to rear end of the existing garage at grade up to 5%. However, vertical Clearance at the entrance of the garage shall not be compromised.

The application cannot be supported due to lack of information to assess clause C2 of the DCP.

02/03/2023

The amended plan was provided.

The application is supported subject to conditions 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 demonstrate how stormwater from the new development within this consent is disposed of to an existing approved system or in accordance with Northern Beaches Council's "water Management for Development Policy". Details by an appropriately qualified and practicing Civil Engineer demonstrating that the existing approved stormwater system can accommodate the additional flows, or compliance with the Council's specification 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 development.

Vehicle Driveway Gradients

The Applicant is to ensure driveway gradients within the private property are in accordance with requirement of AS/NZS 2890.1:2004.

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

Reason: To ensure 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.

**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 Certifier prior to the issue of an Occupation Certificate.

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