

## Engineering Referral Response

<b>Application Number:</b>	DA2022/2255
<b>Proposed Development:</b>	Alterations and additions to a dwelling house including car parking area
<b>Date:</b>	08/03/2023
<b>To:</b>	Nick England
<b>Land to be developed (Address):</b>	Lot 15 DP 29273 , 11 Parni Place 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 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

#### Assessment 1 - 18/01/2023:

The proposal is for a new hardstand parking area.

Stormwater:

The proposal is for alterations and additions, therefore no OSD is required.

Access:

The proposal is for a new hardstand parking area which facilitates 2 vehicles.

The parking facility does not meet 2890.1 Off Street Car Parking and Council's Standards of maximum 5% grade for a minimum 5.4m long.

Requesting new levels (Section A and B on page 7 of existing Plans - Master Set) and vehicle tracking which suits the B85 vehicle profile.

A slightly amended Normal High Vehicle Profile can achieve this.

The plans should clearly indicate no more than 5% grade for the parking facility in all directions for the full length of 5.4m and proposed width.

An approval letter/concurrence letter from the Relevant Authority will also need to be submitted in the driveway levels application to confirm the feasibility of relocating or upgrading the pit to a hardstand.

For Planner:

As the newly proposed levels have been lowered to accommodate a compliant profile, the existing

garage will no longer be in use.

Therefore it may be beneficial to convert the existing garage door to windows or a wall to deter its use.

**Assessment 2 - 21/02/2023:**

The driveway gradients have been provided and are satisfactory in principle.

As per Warringah Development Control Plan » Part C Siting Factors » C3 Parking Facilities, Where garages and carports face the street, ensure that the garage or carport opening does not exceed 6 metres or 50% of the building width, whichever is the lesser. Hence width shall be limited to 6m.

Requesting a swept path analysis to confirm the B85 vehicle can safely access the property.

There is also a significant change in levels of roughly 400mm on the road reserve.

It may not be feasible for the telecommunications pit to be lowered by 400mm.

Driveway levels which follow an amended Extra High Profile may be more appropriate.

Requesting longitudinal sections of both the eastern and western ends of the driveway, indicating the existing levels and location of the pit.

B85 vehicle to be indicated on the drawings at potential scraping points.

Requesting a concurrence letter from the relevant authority to confirm the pit can either be lowered to the proposed driveway levels or relocated.

As council does not own the asset, it is requested to locate the depth of the telecom cables to ensure a minimum concrete thickness of 130mm can be achieved.

There is insufficient information for Council's Development Engineering Team to assess the application as per Warringah Development Control Plan » Part C Siting Factors, C2 Traffic, Access and Safety and C3 Parking Facilities

**Assessment 3 - 8/03/2023:**

The applicant has provided a quote from Telstra for minor works which include lowering the pit by approximately 300mm and upgrading to a hardstand pit to allow vehicular traffic.

The road reserve will need to be battered significantly to match the new driveway levels.

No development engineering objections subject to conditions.

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 Parni Place.

Details demonstrating compliance 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 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 Certifier 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.

Details demonstrating compliance are to be submitted to the Certifier 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 Certifier 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 4.8 metres wide at the kerb and 6 metres wide at the boundary in accordance with Northern Beaches Council Drawing Normal High 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.

An approval letter/concurrence letter from the Relevant Authority will also need to be submitted in the driveway levels application to confirm the feasibility of relocating or upgrading the pit to a hardstand. The driveway must be constructed a minimum 1 metre from the existing power pole.

A copy of the vehicle crossing inspection form is to be submitted to the Certifier.

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 Certifier prior to the issue of an Occupation Certificate.

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