

Engineering Referral Response

Application Number:	DA2020/0263
Date:	10/09/2020
To:	Maxwell Duncan
Land to be developed (Address):	Lot 4 DP 547022 , 59 Myoora Road TERREY HILLS NSW 2084

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

Comments 2/09/2020

The internal circulation aisles and proposed car parking areas require reconstruction to a permanent pavement in some sections that only consist of loose grave and broken up asphalt.. Accordingly the northern vehicle crossing is required to be reconstructed as it is proposed to be widened, also the southern vehicle crossing requires reconstruction as it is in poor condition.

No objections to the development subject to conditions.

Comments 18/8/2020.

In relation to the previous referral the northern driveway crossing has now been relocated clear of the power pole.

Councils traffic engineer has required further information in relation to access, parking and vehicle manoeuvring . Development Engineering conditions will be provided once the outstanding issues are addressed .

Previous comments

Access:

Insufficient detail is provided with regard to proposed vehicular access for the development. The two

proposed vehicular crossing accesses should be clearly shown on the site plan. The vehicular access should be design to cater for the largest service vehicle.

It appears that the proposed 8.4 metre wide northern access will conflict with the existing power pole. The power pole shall be a minimum 1 metre clear of the driveway. Any power pole relocation should be notated on the plan and it is recommended that concurrence be obtained from Ausgrid.

Please refer to Traffic Engineering for comments related to carparking.

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 C2 Traffic, Access and Safety.

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:

FEES / CHARGES / CONTRIBUTIONS

Construction, Excavation and Associated Works Security Bond (Crossing / Kerb)

The applicant is to lodge a Bond of \$10000 as security against any damage or failure to complete the construction of any vehicular crossings, kerb and gutter, any footpath works and removal of any redundant driveways required as part of this consent.

Details confirming payment of the bond are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: Protection of Council's infrastructure.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Stormwater Disposal

The applicant is to submit Stormwater Drainage Plans for the development, 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 Myoora Road kerb and gutter.. Additionally 300mm wide grated trench drains are to be constructed at the boundary behind the vehicle crossing.

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.

Vehicle Crossings Application

The Applicant is to submit an application for driveway levels with Council for the widening and reconstruction of the northern vehicle crossing and reconstruction of the existing southern vehicle crossing 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.

Internal driveway reconstruction works.

The applicant is to provide internal driveway circulation and car parking plans including line marking and signage. The plans are also to detail the reconstruction of the existing damaged driveway and parking areas sections that currently consist of road base. . Details are to include specifications prepared by a Civil engineer demonstrating the new pavement is suitable for the service vehicle design loads. The new replacement pavement shall be a flexible (asphalt) or concrete pavement design in accordance with Councils Auspec One specification.

.Engineering plans are to be submitted to the Accredited Certifier for approval prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for disposal and maintenance stormwater management arising from the development.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT**No Access Through Adjoining Park/Reserves**

Access to the site through an adjoining park/reserve is prohibited without the written approval of the Council.

Reason: To ensure protection of council parks/reserves.

Public Liability Insurance - Works on Public Land

Any person or contractor undertaking works on public land must take out Public Risk Insurance with a minimum cover of \$20 million in relation to the occupation of, and approved works within Council's road reserve or public land, as approved in this consent. The Policy is to note, and provide protection for Northern Beaches Council, as an interested party and a copy of the Policy must be submitted to Council prior to commencement of the works. The Policy must be valid for the entire period that the works are being undertaken on public land.

Reason: To ensure the community is protected from the cost of any claim for damages arising from works on public land.

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 reconstruct the northern vehicle crossing to 5.5 metres wide and the southern vehicle crossing 3.5 metres wide in accordance with Northern Beaches Council Drawing No A4-3330/**Normal** 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 the Occupation Certificate.

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