

Engineering Referral Response

Application Number:	Mod2021/0853
Date:	31/01/2022
To:	Anne-Marie Young
Land to be developed (Address):	Lot 27 DP 9151 , 3 Central Road AVALON BEACH NSW 2107

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 proposed modification to alter the approved level of the basement from RL 8.61m AHD to 8.35m AHD alters the driveway gradients between the kerb invert and the basement which may cause vehicles to scrape when entering and exiting. This is compounded by the required widening of the crossing on the high side of the lane from 4.5 metres to the required 5.5 metres width. In this regard, the applicant must provide cross sections on either side of the crossing and the centerline from the existing kerb invert to the proposed basement with vehicle profiles in accordance with the B85 vehicle in AS/NZS 2890.1:2004. The proposed 1.5 m wide footpath must have a minimum cross fall of 2% and a maximum cross fall of 5% from the proposed back of layback up to the proposed boundary. A maximum 1 in 20 (5%) grade down to the basement for 6 metres from the boundary is to be provided in accordance with AS/NZS 2890.1:2004.

The approved stormwater management plans propose the OSD tank under the driveway and as such amended plans reflecting any changes to the levels must be provided for the proposal..

The updated Geotechnical report addresses the relevant DCP controls.

Development Engineering cannot support the proposal due to insufficient information to address vehicular access and stormwater management in accordance with Clause B5 and B6 of the DCP.

Additional Information Submitted 27/01/2022

The revised plans have been assessed and the driveway crossing grades and internal grade is satisfactory. The stormwater management plans have not been updated to suit the new levels however

it is considered that the design will not be compromised by the revised driveway and basement design. It is noted that the drainage pipe exiting the detention tank is shown within the proposed road dedication and must be relocated to suit. The condition for OSD has been amended to suit.

Development Engineering support the proposed modifications subject to the following.

Condition 1a) of consent DA2020/0008 amended to reflect the updated Geotechnical Report date of 27 October 2021.

Condition 18 of consent DA2020/0008 amended to the following.

On-site Stormwater Detention Details

The Applicant is to provide a certification of drainage plans detailing the provision of on-site stormwater detention in accordance with Northern Beaches Council's Water Management Policy and generally in accordance with the concept drainage plans prepared by Sparks + Partners, drawing number 197279 DA1.01, DA4.01, DA4.02, DA4.10, DA4.11 and DA4.12 Revision 3, dated 8/09/20. Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer, who has membership to the Institution of Engineers Australia, National Professional Engineers Register (NPER) and registered in the General Area of Practice for civil engineering.

The drainage plans must address the following:

1. The junction pits and stormwater pipeline exiting the on-site stormwater detention (OSD) tank are to be located within the proposed new boundary to Patterson Lane, to ensure no encroachment in the public road reserve.

Detailed drainage plans, including engineering certification, are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

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

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:

Nil.