

Engineering Referral Response

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| Application Number: | DA2021/0980 |
| Date: | 30/09/2021 |
| To: | Phil Lane |
| Land to be developed (Address): | Lot 19 DP 28663 , 67 Dolphin Crescent 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 proposal includes the extension to the existing driveway and carport. The internal driveway gradients exceeds the maximum gradient of 1 in 4. As such the applicant shall demonstrate through a traffic assessment report and certification that the internal driveway is safe for its indented use in accordance with Clause B6.2 of Pittwater 21 DCP. The gradients of the proposed extension to the parking facility are to be in accordance with the requirements of AS2890.1.

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 B6.2 Internal Driveways.*

Additional Information Provided on 9/9/2021

The amended master plan shows amended internal driveway gradients to achieve a maximum of 1 in 4 gradient which is satisfactory. However the gradient for the carport is not satisfactory. The maximum gradient shall be 5% in accordance with AS2890.1 within the parking area. As the proposal currently involves reconstructing the slab it is suggested that the high side of the slab be lowered to achieve the maximum gradient required. This may involve adding some steps to reach the existing level of the front entrance.

Additional Information Received on 29/9/2021

The amended architectural plans shows that the carport slab has been lowered to achieve the required gradients with the provision of steps for access to the dwelling which is satisfactory. No objections to approval subject to conditions as recommended.

Note to Planner: The geotechnical report classifies the development as minor and hence Forms 2 & 3 are not requested. Please include the geotechnical report by Hodgson Consulting Engineers dated 11/6/2021 as part of the approved documents.

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 Certifying Authority for approval prior to the issue of the Construction Certificate.

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

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 Certifying Authority prior to the issue of any interim / final Occupation Certificate.

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

Certification Elevated Parking Facility Work

The Applicant shall submit a Structural Engineers' certificate certifying that the elevated parking facility was constructed in accordance within this development consent and the provisions of Australian/New Zealand Standard AS/NZS 2890.1:2004 parking facilities - Off-street car parking, in particular Section 2.4.5 Physical controls. Details demonstrating compliance are to be submitted to the Principal Certifying

Authority prior to the issue of the final Occupation.

Reason: Compliance with this consent.