

Engineering Referral Response

Application Number:	DA2023/1933
Proposed Development:	Alterations and additions to a dwelling house including a double carport
Date:	21/06/2024
To:	Reeve Cocks
Land to be developed (Address):	Lot C DP 162702 , 31 Montauban Avenue SEAFORTH NSW 2092

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 is for alterations and addition to the existing dwelling.

Access

Insufficient information has been provided with regard to the proposed access driveway. The Applicant shall provide a long-section at both edges of the proposed access driveway to the proposed carport and demonstrate compliance with AS2890.1 The driveway shall incorporate one of Council's standard vehicle crossing profiles.

Stormwater

The concept stormwater plans propose two discharge locations. One outlet adjacent to the proposed carport connecting to the kerb and one connecting to the interallotment easement along the boundary of No 12 Clontarf St. Council records indicate the interallotment easement only benefits Lot B (No 10 Clontarf St). As the subject site is not a beneficiary of the easement connection to the easement is not acceptable. Stormwater shall be discharged from the site to the kerb via a single outlet adjacent to the proposed carport.

Additional Information Provided on 9/5/2024

Stormwater

The submitted stormwater plan with the proposed discharge via the existing connection is acceptable subject to conditions.

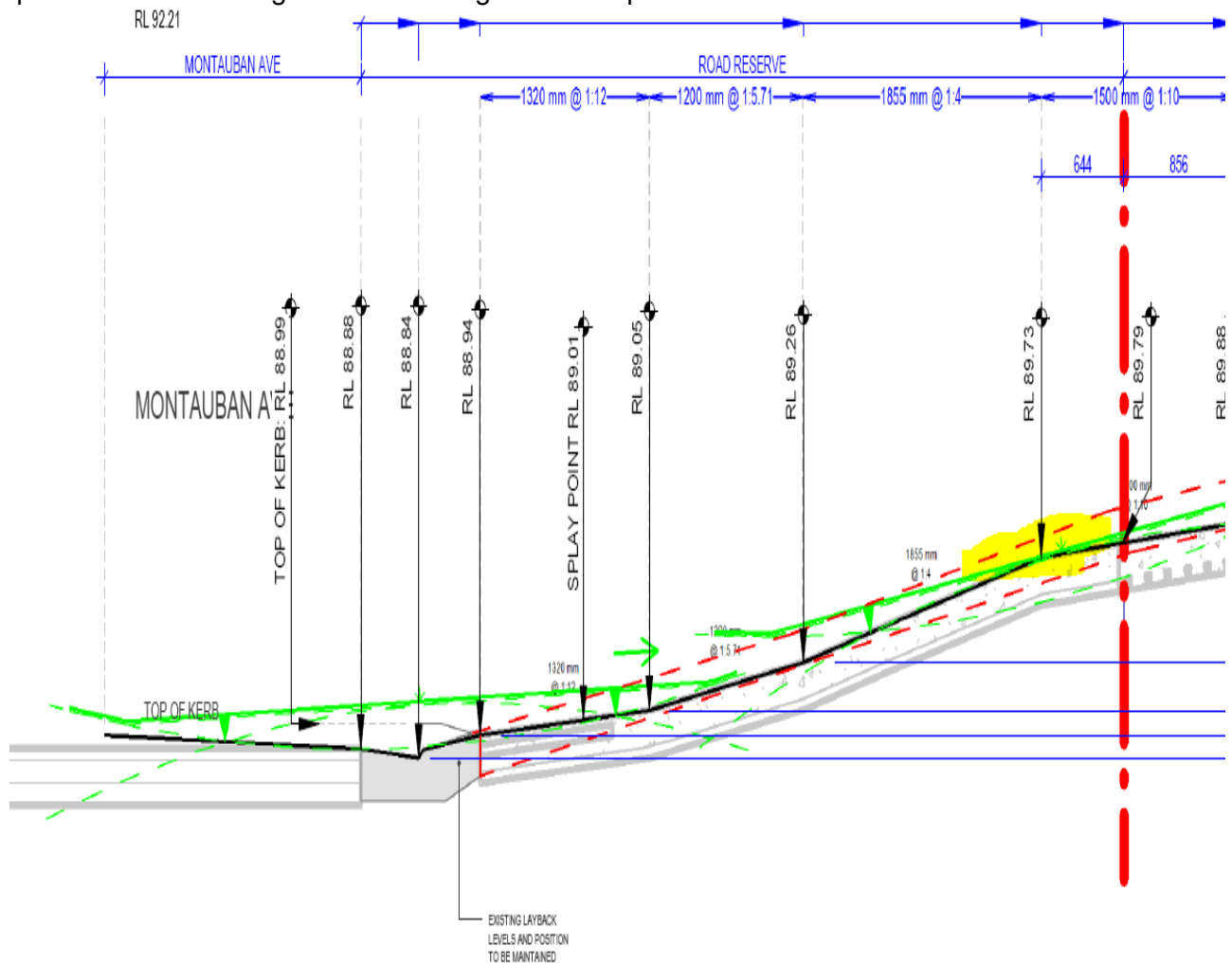
Access

The submitted longsections are not satisfactory. Based on the sections provided vehicles appear to scrape on the eastern edge of the crossing. A profile in accordance with Council's standard drawing Maximum High is recommended.

Additional Information Provided on 27/05/2024

Access

The submitted longsections are not satisfactory. Based on the sections provided vehicles appear to scrape on the eastern edge of the crossing. Refer snapshot below:



DRIVEWAY SECTION EAST EDGE

1:50

A profile in accordance with Council's standard drawing Maximum High is recommended. The applicant shall provide engineering longsections at both edges of the proposed vehicle crossing including chainage, existing and proposed levels and grades.

Additional Information Provided on 19/6/2024

Amended profiles have been reviewed. No objections to approval subject to conditions as 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 submit Stormwater Engineering Plans for the new development within this development consent in accordance with AS/NZS 3500 and Council's Water Management for Development Policy, prepared by an appropriately qualified and practicing Civil or Hydraulic Engineer who has membership to Engineers Australia, National Engineers Register (NER) or Professionals Australia (RPENG) , 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 via the existing site system to Montauban Avenue .

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 of stormwater management arising from the development.

Vehicle Crossings Application

The Applicant is to submit an application with Council for driveway levels to construct one vehicle crossing 3.5 metres wide at the kerb in accordance with Northern Beaches Council Standard Drawing Maximum High in accordance with Section 138 of the Roads Act 1993.

Note, driveways are to be in plain concrete only.

The fee associated with the assessment and approval of the application is to be in accordance with Council's Fee and Charges.

A Council 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.

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.