northern
beaches
council

Engineering Referral Response

Application Number:	DA2021/2524

Date:	28/07/2022
To:	Thomas Prosser
Land to be developed (Address):	Lot 17 DP 17768 , 73 Wimbledon Avenue NORTH NARRABEEN NSW 2101

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 the construction of a new dwelling including a new garage and vehicular crossing. 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 and centerline to the proposed garage and demonstrate compliance with AS2890.1. The driveway shall incorporate one of Council's standard vehicle crossing profiles. The proposed driveway profile shall match the existing boundary levels with transitions internally to suit the proposed garage level.

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 of Pittwater 21 DCP

Additional Information Provided on 21/3/2022

The driveway section provided is unsatisfactory. The existing levels shown on the section is inconsistent with the survey plan provided. Based on the survey plan the boundary levels from the southern boundary to the southern edge of the existing driveway ranges between RL1.99m to RL2.3m but the sections shows the boundary level as 2.557m which is inconsistent.

The site is in a flood affected area and as such any changes to the existing levels within the road reserve is not supported as it is likely to increase the flooding issues for adjacent properties.
The existing levels in the road reserve must be maintained.. The Applicant shall provide minimum three

long-sections, one at each edges of the proposed access driveway and and one at the centerline to the proposed garage and demonstrate compliance with AS2890.1.

Review 11/5/2022
Note to Planner: *Amended driveway sections have not been provided to date. Please reopen referral when the amended sections have been submitted.*

Review 25/7/2022
The amended plans show the garage floor is set at RL2.70m AHD which is below the 1% AEP level. It is noted that Council's Flood team have requested amended plans. Development Engineering cannot provide comments until the Flood Teams concerns are resolved.

Additional Information Provided 26/7/2022
The amended driveway section prepared by Civil and Structural Engineering Design Services, dated 22/7/2022 has been reviewed. The garage FFL has been amended to be at the 1% AEP level, however the following issues have to be addressed before further assessment:

- The existing levels shown on the sections are inconsistent with the survey plan.
- Existing boundary and road reserve levels are to be maintained as previously commented.
- The proposed grade between chainage10.23m and chainage 11.73m is 32% in all three sections which does not comply.

The proposed garage should be relocated with greater setback to achieve the design garage level.

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 of Pittwater 21 DCP

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Engineering Conditions:

Nil.