

Engineering Referral Response

Application Number:	DA2022/2108
Proposed Development:	Alterations and additions to a dwelling house including a carport
Date:	10/07/2023
To:	Grace Facer
Land to be developed (Address):	Lot 234 DP 16327 , 14 Argyle Street BILGOLA PLATEAU 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 application seeks consent for alterations and additions to a dwelling house including a carport.

27/04/2023

Access

The proposed new carport requires reconstruction of the existing vehicle crossing. The proposed new vehicle crossing encroaches significantly within the TPZ of the existing street tree, identified as T1 in the Arboricultural Impact Assessment. Council's Landscape Officer has requested further information relating to a non-destructive root system investigation for T1. Development Engineering will have to wait until all landscape issues have been resolved before continuing with the referral assessment.

The proposed carport does not comply with AS 2890.1, as the length of the parking facility is 4.6m not 5.4m. The proposal will have to be amended to suite the extension of the carport to provide a compliant parking facility in accordance with AS 2890.1. The proposed driveway does not comply with Council's Standard Vehicle Crossing Profile - Maximum High. The level of the garage floor may have to be lowered to allow for a Maximum High Profile. Lowering of the garage floor level would require additional excavation and this impact must be accounted for in the design if included.

The applicant is advised to provide amended architectural plans which include the following:

1. Parking facility which complies with AS 2890.1
2. Driveway profile which complies with Council's Standard Vehicle Crossing Profile - Maximum High

Stormwater

The subject site is a high level property, falling towards the front of the property into Argyle Street. No changes are proposed to the existing stormwater management for the property. The proposed carport is to direct stormwater into the existing drainage system.

Note to Planner

Lowering of the garage floor level to suite the proposed vehicle crossing will require additional excavation. This may impact the assessment made by Council's Landscape Officer. Any significant changes will require reassessment from the respective officer.

4/07/2023

Access

The amended Architectural Plans prepared by Upstairs Design & Building Co., Project No. 2038, Dwg No's DA1 to DA15, dated 27/06/2023, are noted. The proposed garage has been amended to provide a compliant parking facility in accordance with AS 2890.1 and with Council's Standard Vehicle Crossing Profile - Maximum High.

Note to Planner

The approved development application (DA2021/0371) for this property includes a parking facility which varies significantly to the proposed parking facility included in this application. It is advised that the Planner assesses the previous approval to determine if a modification to development consent will be required for DA2021/0371 to remove the conditions of consent associated with the previous parking facility as this has been superseded with this application.

No objections to proposal, subject to conditions.

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****Vehicle Crossings Application**

The Applicant is to submit an application with Council for driveway levels to construct a vehicle crossing 3.17 metres wide at layback and 5.20 metres at boundary in accordance with Northern Beaches Council's Standard Vehicle Crossing Profile - Maximum High in accordance with Section 138 of the Roads Act 1993.

The Applicant will also be required to provide details of the proposed timber retaining wall along the southern edge of the driveway for assessment in this application. The retaining wall is to be structurally adequate for the intended purpose and will be required to be designed and certified by a Structural Engineer if the height of the retaining wall is greater than 0.50 metres. The timber retaining wall is to comply with the requirements in AS/NZS 1720.1:2010 and Council's standard drawings, in particular 'Timber Log Retaining Wall Detail'. The timber retaining wall is to be clear of the 3.60 metre radius SRZ for the existing *Angophora costata* (Noted as Tree 1 in the Arborist Report by Hugh The Arborist dated 29/06/2023). The timber retaining wall is to have a minimum clearance of 1.50 metres from the back of existing kerb to allow for future footpath connections within Argyle Street. All disturbed areas will have

to be regraded and turfed at a maximum 1:4 grade.

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.

Off Street Parking Design

The Applicant shall submit a design for the parking facility in accordance with the relevant 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 and Section 2.6 Design of Domestic Driveways.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: Compliance with this consent.

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.