

Engineering Referral Response

Application Number:	DA2022/2255
Proposed Development:	Alterations and additions to a dwelling house including car parking area
Date:	24/02/2023
To:	Nick England
Land to be developed (Address):	Lot 15 DP 29273 , 11 Parni Place FRENCHS FOREST NSW 2086

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

18/01/2023:

The proposal is for a new hardstand parking area.

Stormwater:

The proposal is for alterations and additions, therefore no OSD is required.

Access:

The proposal is for a new hardstand parking area which facilitates 2 vehicles.

The parking facility does not meet 2890.1 Off Street Car Parking and Council's Standards of maximum 5% grade for a minimum 5.4m long.

Requesting new levels (Section A and B on page 7 of existing Plans - Master Set) and vehicle tracking which suits the B85 vehicle profile.

A slightly amended Normal High Vehicle Profile can achieve this.

The plans should clearly indicate no more than 5% grade for the parking facility in all directions for the full length of 5.4m and proposed width.

An approval letter/concurrence letter from the Relevant Authority will also need to be submitted in the driveway levels application to confirm the feasibility of relocating or upgrading the pit to a hardstand.

For Planner:

As the newly proposed levels have been lowered to accommodate a compliant profile, the existing

garage will no longer be in use.

Therefore it may be beneficial to convert the existing garage door to windows or a wall to deter its use.

21/02/2023:

The driveway gradients have been provided and are satisfactory in principle.

As per Warringah Development Control Plan » Part C Siting Factors » C3 Parking Facilities, Where garages and carports face the street, ensure that the garage or carport opening does not exceed 6 metres or 50% of the building width, whichever is the lesser. Hence width shall be limited to 6m.

Requesting a swept path analysis to confirm the B85 vehicle can safely access the property.

There is also a significant change in levels of roughly 400mm on the road reserve.

It may not be feasible for the telecommunications pit to be lowered by 400mm.

Driveway levels which follow an amended Extra High Profile may be more appropriate.

Requesting longitudinal sections of both the eastern and western ends of the driveway, indicating the existing levels and location of the pit.

B85 vehicle to be indicated on the drawings at potential scraping points.

Requesting a concurrence letter from the relevant authority to confirm the pit can either be lowered to the proposed driveway levels or relocated.

As council does not own the asset, it is requested to locate the depth of the telecom cables to ensure a minimum concrete thickness of 130mm can be achieved.

There is insufficient information for Council's Development Engineering Team to assess the application as per Warringah Development Control Plan » Part C Siting Factors, C2 Traffic, Access and Safety and C3 Parking Facilities

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.