

20 July 2022

Sean Ward
26 Pozieres Pde
ALLAMBIE HEIGHTS NSW 2100
AUSTRALIA

sward06@hotmail.com

Response to council "Engineering Referral Response": Proposed Driveway Design at 26 Pozieres Parade, Allambie Heights North

Dear Sean

We have reviewed council engineering response dated 8 June 2022 regarding the proposed driveway design at 26 Pozieres Parade, Allambie Heights.

I have included council's comments and a response.

Our view is that all the technical issues related to the driveway are either compliant or resolvable with some further actions.

Officer's comments

Applicant seeks approval for a car parking space within the front building setback area. The proposed driveway is steep and encroaches about half the frontage of No 28 Pozieres Parade.

The proposed driveway plans does not comply with Council Vehicular crossing profiles. A "Maximum High" standard vehicular crossing profile 3330/6 MH is recommended. Detail longitudinal grades in compliance with Councils Standard crossing profiles (available in the Council's Web page) and AS/NZS 2890.1:2004 designed by a civil engineer is requested. The Applicant is to ensure, driveway gradients within the private property are not to exceed a gradient of 1 in 4 (25%) with a transition gradient of 1 in 10 (10%) for 1.5 metres prior to a level parking facility. Detail longitudinal design grades on both edges of the driveway is required.

Crossover position

The previous applicant received a Pre-DA note advice (attached) from Warringah Council in 2013, broadly in support of the scheme and it was assured by Council that support would be honoured during a phone call with the new applicant in July 2021.

This advice responded to an original 30/8/2013 design by Civil and Structural Engineering Services attached.

The new design is simpler than the original but retains the driveway crossover position in front of number 28 Pozieres Parade, like the driveways at numbers 22 and 24. This position is the only feasible location to achieve a suitable grade and to avoid tree roots.

The owner and resident of 28 Pozieres Parade is in support of the design, primarily because it will avoid the current risky arrangement of pedestrian (especially children) loading and unloading on Pozieres Parade. The street is a narrow road and a "rat-run" to the Warringah Golf Club and soon, childcare centre.

Driveway grades

The driveway design has been updated (attached Stellen Consulting drawings dated 20.07.2022) to comply as much as possible with the Maximum High Standard Vehicular Crossing Profile 3330/6 MH.

The revised documentation includes two longitudinal sections (A & B).

To avoid scraping of the B85 vehicle, the design includes one departure from the standard profile on Section A. A transition segment at grade 15% (instead of 10%) is provided prior to the parking segment, which is graded at 5% longitudinally.

The design otherwise follows Profile 3330/6 MH

- Section B conforms
- The gradients of the two proposed sections do not exceed a grade of 25%

Both sections have been checked against the B85 vehicle and do not scrape.

The site is atypical and not entirely suited to a standardised design. However, the proposed design is reasonable alternative, consistent with two others nearby, and certainly an improvement on the current road safety pedestrian risk.

Please contact me if you have any questions.


Kind regards,

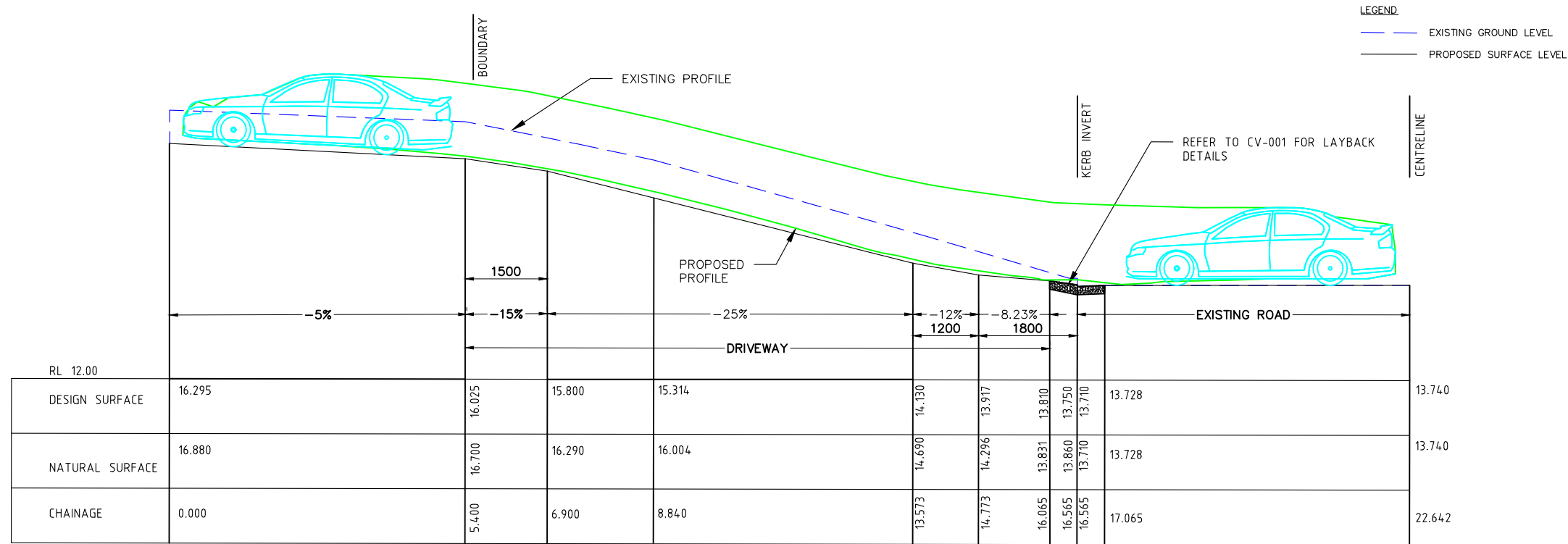


Ian Warren
Civil Engineer

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Level 1, 27 Belgrave Street, Manly, NSW 2095
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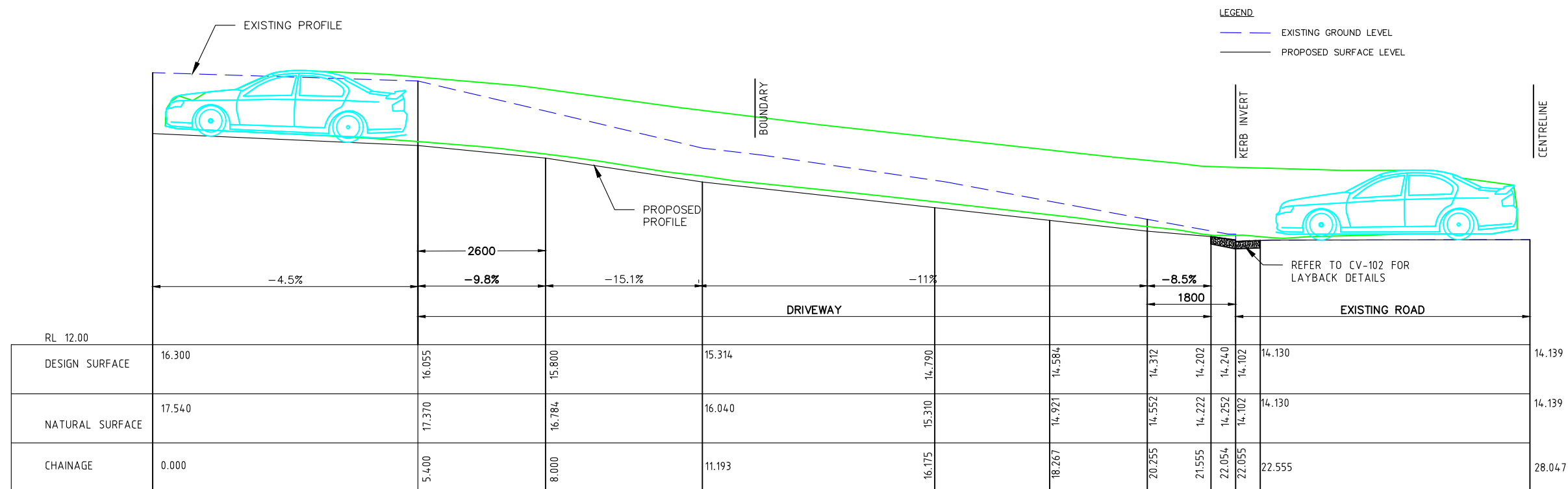
DRIVEWAY DESIGN

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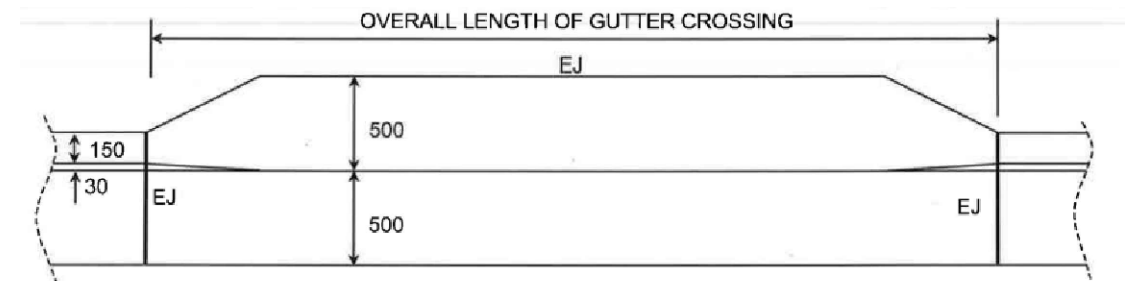
PLAN
2

DRIVEWAY LEFT-HAND SIDE LONGITUDINAL SECTION – A
1:100

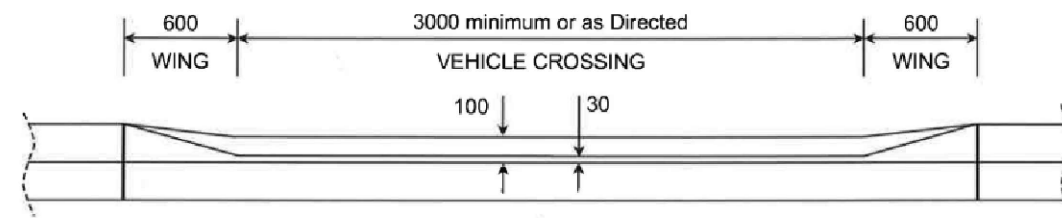


PLAN
3

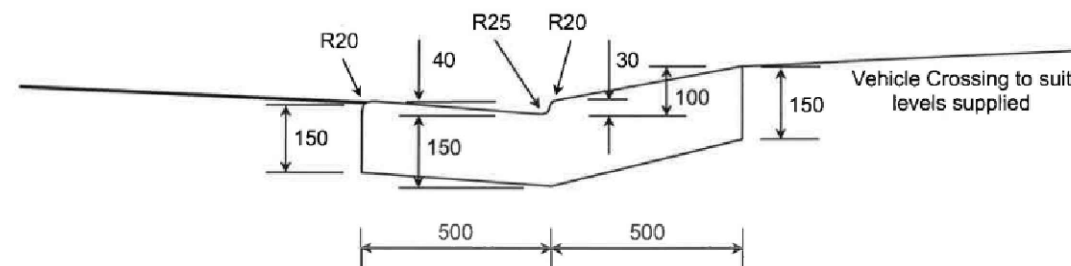
DRIVEWAY LEFT-HAND SIDE LONGITUDINAL SECTION – B
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PLAN




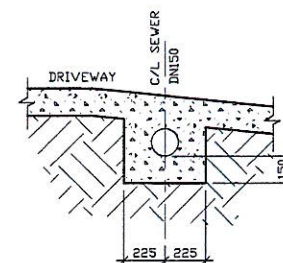
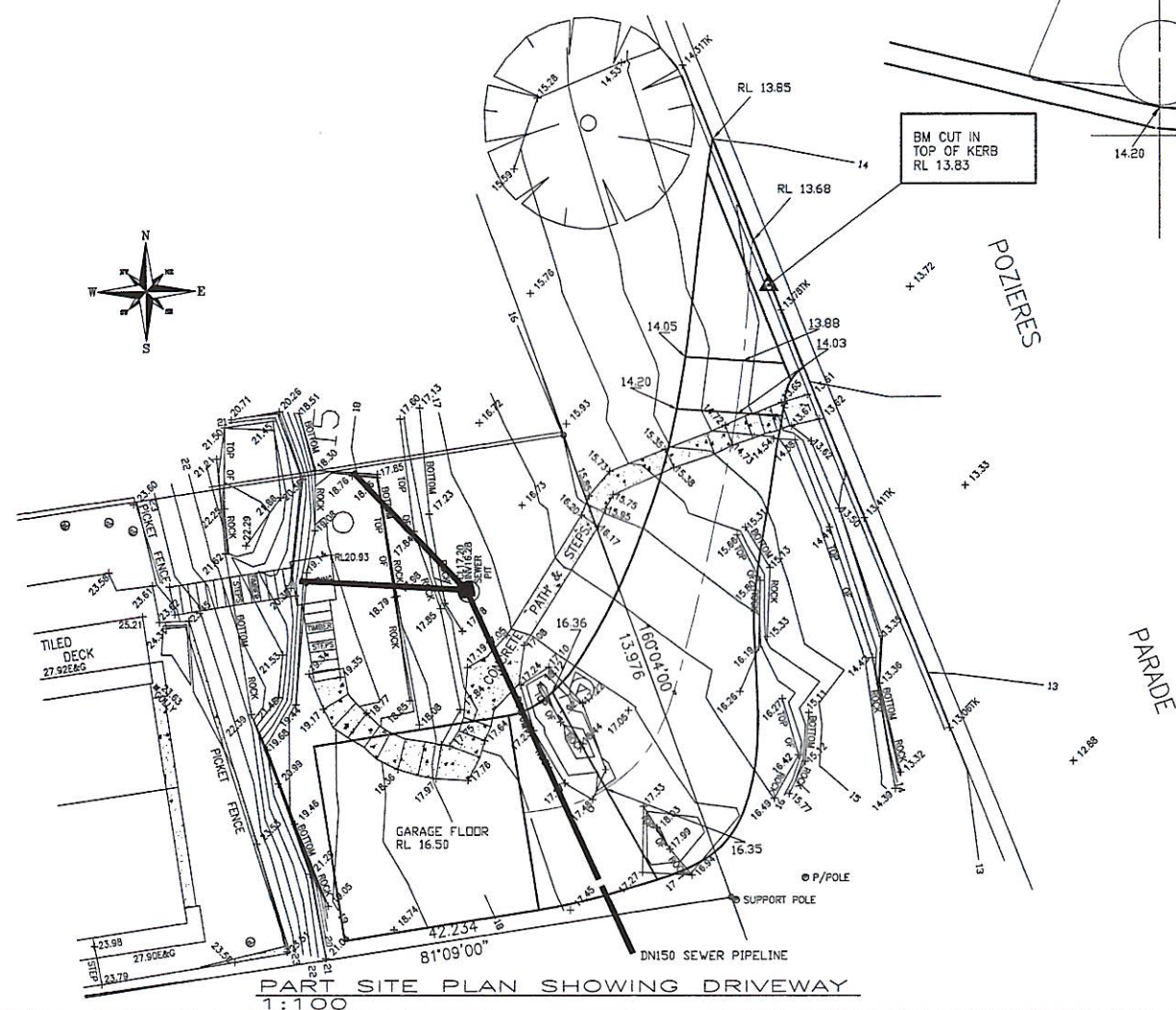
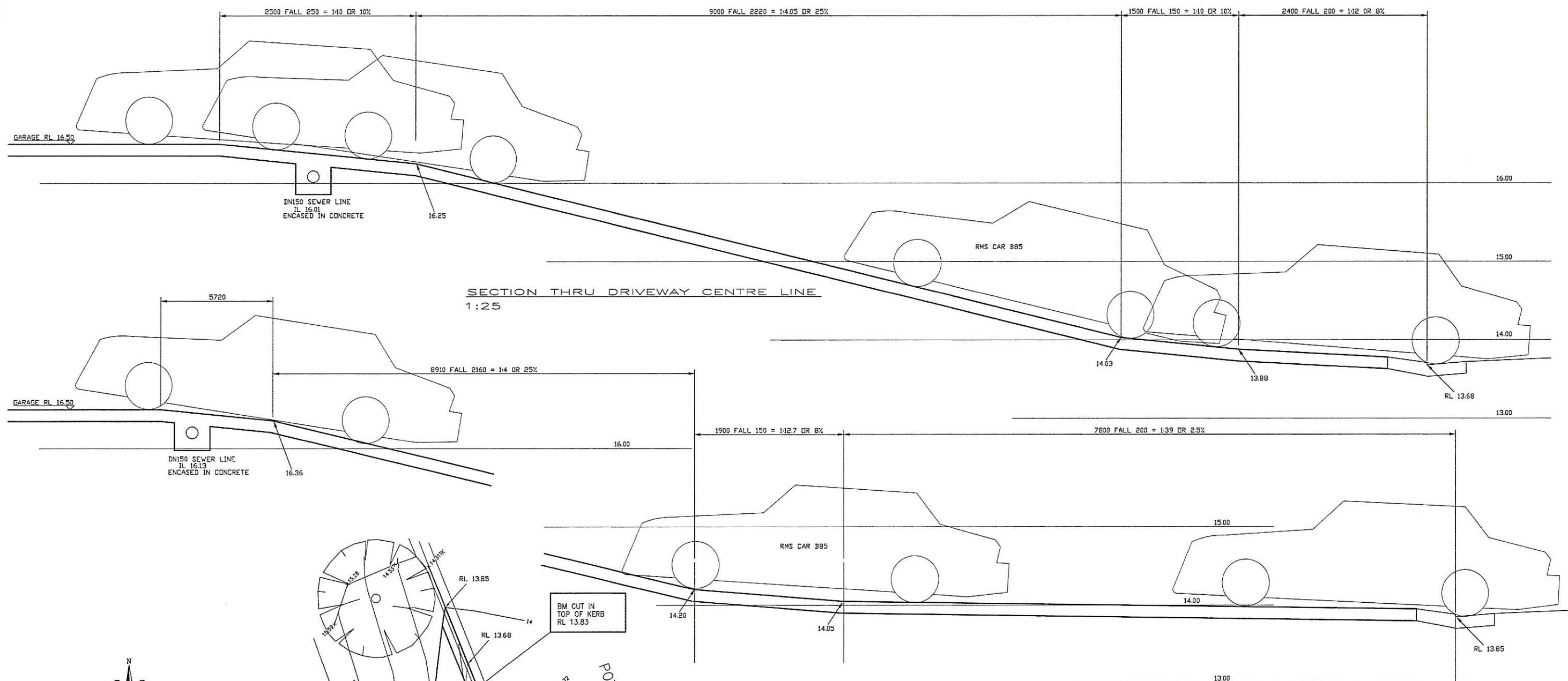
FRONT ELEVATION



STANDARD GUTTER CROSSING DETAIL
NTS

NOT FOR CONSTRUCTION

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REVISIONS							DO NOT SCALE. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED											
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SECTION (A)
1:25

TYPICAL DETAIL OF BUILDING OVER SEWER

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CLIENT: MARCO CARLON
PROJECT: PROPOSED DRIVEWAY No.1
26 POZIERES PARADE
ALLAMBIE HEIGHTS

Drawn By: DWS Scale: AS SHOWN

Checked By:	Drawing No.:
F. A. BENNETT M.I.E. Aust.	C-11-261902-1D

Date:	12/06/2013	Amdant:	D - 30/08/2013
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Registered Professional Engineer 19823
Mr Edward A. Bennett
MIEAust CPEng

Signature  Date 13 / 06 / 2013

Register on the NPER in the Category of
Civil/Environmental/Structural/Geotechnical
National Professional Engineers Register

Notes of Pre-DA meeting

Strategic and Development Services

Application No: PLM2013/0012

Meeting Date: 26 February 2013

Property Address: 26 Pozieres Parade, Allambie Heights

Proposal: Driveway with double garage & addition of a deck to the front of the existing dwelling

Attendees for Council: Teresa Gizzi (Acting Manager)
Phil Lane (Senior Development Assessment Officer)
Paul David – (Senior Development Engineer)

Attendees for applicant: Marco Carlon (Owner)
Neil Hood (Draftsman)

General Comments:

All applications are assessed on individual merit, however a failure to comply with Council or a State Planning controls will generally indicate an over development of the site and may result in adverse impacts upon adjoining and nearby land and the streetscape.

You are advised to carefully read these notes. If there is an area of concern or non-compliance, you are strongly advised to review and reconsider the appropriateness of the design of your development for your site and the adverse impacts that may arise as a result of your development prior to the lodgement of any development application.

Council will seek to ensure that the development of land meets all provisions of all legislation and the relevant Environmental Planning Instrument/s, in addition to providing appropriate levels of amenity to surrounding and nearby lands.

Failure to achieve this may ultimately lead to the refusal of any application lodged without notice.

History & Background:

The proposed development has a number of issues related to the sewer main which traverses the front portion of the site where the proposed driveway and garage are to be located. A design submitted to Council and accepted by Council's Development Engineers.

Warringah Local Environmental Plan 2011 (WLEP 2011)

Consideration of proposal against Warringah Local Environment Plan 2011

The fundamentals	
Definition of proposed development: (ref. WLEP 2011 Dictionary)	Dwelling house – alterations and additions
Zone:	R2 Low Density Residential
Permitted with Consent or Prohibited:	Permissible

Objectives of the Zone
<p>The objectives of the zone are as follows:</p> <ul style="list-style-type: none"><i>To provide for the housing needs of the community within a low density residential environment.</i><i>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</i><i>To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.</i> <p><u>Comment:</u> The proposal is considered to be consistent with the objectives of the zone.</p>

Principal Development Standards:			
Standard	Permitted	Proposed	Comment
Minimum subdivision lot size:	600m ²	N/A	N/A
Rural Subdivision:	N/A	N/A	N/A
No Strata Plan or Community Title Subdivisions in certain rural and environmental zones:	N/A	N/A	N/A
Height of Buildings: Note: Building heights under WLEP 2011 are taken from existing ground level.	8.5m	6.2m	Complies

Part 5 Miscellaneous Provisions	
Provision	Comment
5.1 Relevant acquisition authority	N/A
5.1A Development on land intended to be acquired for a public purpose	N/A
5.2 Classification and reclassification of public land	N/A
5.3 Development near zone boundaries	N/A
5.4 Controls relating to miscellaneous permissible uses	N/A
5.5 Development within the coastal zone	N/A
5.6 Architectural roof features	Not adopted
5.7 Development below mean high water mark	N/A
5.8 Conversion of fire alarms	N/A
5.9 Preservation of trees and vegetation	Trees to be removed/retained are to be marked on any plan. Replanting may be required in Condition of Consent.

	A concept landscape plan must be submitted with the application showing details of all trees on the subject and adjoining sites that may be potentially impacted on by the proposed development.
5.10 Heritage conservation	N/A
5.11 Bush fire hazard reduction	N/A
5.12 Infrastructure development and use of existing buildings of the Crown	N/A
5.13 Eco-tourist facilities	N/A
Part 6 Relevant Additional Local Provisions	
Provision	Comment
6.1 Acid Sulfate Soils	N/A
6.2 Earthworks	The proposal requires some minor excavation for the proposed double garage with minimal impacts on the adjoining properties if proper methods of construction are engaged.
6.3 Flood Planning	N/A
6.4 Development on Sloping Land	The site is recognised as a significant sloping site having a grade steeper than 20% (approximately 27% slope). Based on the works and that property is located land classified as area "B" under Council potential land slip map, a preliminary geotechnical report is required given the classification of the land.
6.5 Coastline Hazards	N/A
6.6 Erection of dwelling houses in Zone E3 Environmental Management	N/A
6.7 Residential Flat Buildings in Zone B4 Mixed Use	N/A
6.8 Subdivision of Certain Land	N/A
6.9 Location of Sex Services Premises	N/A

Relevant Schedules	
Schedule	Comment
Schedule 1 Additional permitted uses	N/A
Schedule 2 Exempt development	N/A
Schedule 3 Complying development	N/A
Schedule 4 Classification and reclassification of public land	N/A
Schedule 5 Environmental heritage	N/A

Warringah Development Control Plan 2011 (WDCP 2011)

Consideration of proposal against Warringah Development Control Plan 2011

Warringah Development Control Plan			
Part B: Built Form Controls			
Control	Requirement	Proposed	Comment
B1. Wall height	7.2m	N/A	N/A
B2. Number of storeys	N/A	N/A	N/A
B3. Side Boundary Envelope	4m / 45°	North Compliance	Complies
		South Compliance	Complies

Warringah Development Control Plan			
B4. Site Coverage	N/A	N/A	N/A
B5. Side Boundary Setbacks	0.9m	North elevation 7.6m South elevation 0.5m	Complies Non-compliance (Needs to be addressed in the Statement of Environmental Effects)
B7. Front Boundary Setbacks	6.5m	4.2m – 5.2m	Non-compliance (Needs to be addressed in the Statement of Environmental Effects)
B9. Rear Boundary Setbacks	N/A	N/A	N/A
B11. Foreshore Building Setback	N/A	N/A	N/A
B12. National Parks Setback	N/A	N/A	N/A
B13. Coastal Cliffs Setback	N/A	N/A	N/A
B14. Main Roads Setback	N/A	N/A	N/A
B15. Minimum Floor to Ceiling Height	N/A	N/A	N/A
Part C: Siting Factors			
Control		Comment	
C1. Subdivision		N/A	
C2. Traffic, Access and Safety		Council's Development Engineer has advised that the following traffic, access and design works are required to be submitted with the application: 1) Application for a Section 138 Roads Act approval for the proposed driveway. 2) Driveway gradients within the private property are not to exceed a gradient of 1 in 4 (25%) with a transition gradient of 1 in 10 (10%) for 1.5 metres prior to a level parking facility. Access levels across the road reserve are to comply with the allocated vehicle profile detailed in Council's Minor Works Policy where applicable. 3) Stormwater drainage for the development shall be collected and connected to the existing internal drainage system. 4) Approval to build over or adjacent to Sydney Water's sewer main will be required. Please liaise with Council's Senior Development Engineer, Paul David, on 9942 2111 should you require further information.	
C3. Parking Facilities		The proposed garage will accommodate two (2) cars which is adequate to comply with the requirements of Part C3.	
C4. Stormwater		Council's Development Engineers require stormwater from the proposal to be collected and connected to the kerb in Pozieres Parade. It is noted that due to the size of the site on-site stormwater detention (OSD) will not be required.	

Warringah Development Control Plan	
	Please liaise with Council's Development Engineer, Paul David, on 9942 2111 should you require further information.
C5. Erosion and Sedimentation	Measures to control erosion and sedimentation are to be provided in any application.
C6. Building over or adjacent to Constructed Council Drainage Easements	N/A
C7. Excavation and Landfill	A preliminary geotechnical engineers report must be submitted for the proposed excavation works. The report must provide recommendations for these works including the stability of the existing rock outcrops, shoring and support of the existing dwelling and adjoining dwellings, structures and properties.
C8. Demolition and Construction	<p>A demolition and construction management plan is to be provided with any development application. The plan is to detail all proposed demolition works and proposed construction works. In particular:</p> <ul style="list-style-type: none"> • An area must be allocated for the sorting and storage of materials for use, recycling and disposal. This area should be located in a disturbed area of the site, giving consideration to slope, drainage, stormwater outlets, vegetation, pedestrian and traffic movement and access and handling requirements. • Construction waste must be legally handled, transported and disposed • Dedicated safe pedestrian access is, at all times, to be provided around the site. • Construction waste must be minimised and source separation, reuse and recycling of materials must be maximised. • Construction sites will be managed to ensure air and water borne pollutants such as noise, dust, odour and liquids and the like are minimised. <p>Construction sites will be managed to minimise site disturbance, limiting unnecessary excavation.</p>
C9. Waste Management	A Waste Management Plan addressing demolition and construction waste and is to be submitted with the development application.
Part D: Design	
Control	Comment
D1. Landscaped Open Space and Bushland Setting	<p>The proposed area of landscaped open space is estimated at 43.3% (247.1sqm) of the site area.</p> <p>A landscape plan showing landscaped open space calculations (based on areas greater than 2m in width) and the selection of species must be submitted with the application.</p>
D2. Private Open Space	Adequate area of private open space is provided.
D3. Noise	This will be conditioned on any consent.
D4. Electromagnetic Radiation	N/A
D5. Orientation and Energy Efficiency	The development is to make the most efficient use of energy and water.
D6. Access to Sunlight	The development is not to unreasonably reduce sunlight to surrounding properties.

Warringah Development Control Plan	
	The development is capable of complying with this Control subject to the provision of comprehensive shadow diagrams which show the extent of shadows cast over neighbouring properties and the public domain. The diagrams are to show the extent of horizontal and vertical shadow cast at 9.00am, Noon and 3.00pm on 21 June.
D7. Views	The development is to allow for the reasonable sharing of views. As such, the Statement of Environmental Effects is to include a View Analysis for adjoining and surrounding properties of the site.
D8. Privacy	The development is not to cause unreasonable direct overlooking of habitable rooms and principal private open spaces of other dwellings (both internal and external to the development).
D9. Building Bulk	The building bulk of the structure is consistent with the control.
D10. Building Colours and Materials	A schedule of materials and colours is to be provided with the application.
D11. Roofs	Complies.
D12. Glare and Reflection	Light coloured roof materials (such as classic cream, shale grey and surfmist) are discouraged. A schedule of external finishes must be submitted with the DA.
D13. Front Fences and Front Walls	N/A
D14. Site Facilities	Complies.
D15. Side and Rear Fences	N/A
D16. Swimming Pools and Spa Pools	N/A
D17. Tennis Courts	N/A
D18. Accessibility	N/A
D19. Site Consolidation in the R3 and IN1 Zone	N/A
D20. Safety and Security	Complies.
D21. Provision and Location of Utility Services	Public utility services for the proposal are to be provided below ground to service the proposed dwelling.
D22. Conservation of Energy and Water	The development is to make the most efficient use of energy and water.
D23. Signs	N/A
Part E: The Natural Environment	
Control	Comment
E1. Private Property Tree Management	<p>Trees to be removed/retained are to be marked on any plan. Replanting may be required in Condition of Consent.</p> <p>A preliminary landscape plan must be submitted with the application showing details of all trees on the subject and adjoining sites that may be potentially impacted on by the proposed development.</p>
E2. Prescribed Vegetation	N/A
E3. Threatened species, populations, ecological communities listed under State or Commonwealth legislation, or High Conversation Habitat	N/A
E4. Wildlife Corridors	N/A
E5. Native Vegetation	N/A

Warringah Development Control Plan	
E6. Retaining unique environmental features	It is noted that some rock will be required to be excavated during the proposed works. Nevertheless, the major rock outcrops at the front of the site will remain, therefore demonstrating compliance with this clause.
E7. Development on land adjoining public open space	N/A
E8. Waterways and Riparian Lands	N/A
E9. Coastline Hazard	N/A
E10. Landslip Risk	It is noted that the property is located on land classified as "B" under Council potential land slip map, and so a preliminary geotechnical report is required.
E11. Flood Prone Land	N/A
Part F: Zones and Sensitive Areas	
Control	Control
F1. Local and Neighbourhood Retail Centres	N/A
F2. Brookvale Brickworks	N/A
F3. SP1 Special Activities	N/A
F4. Infrastructure Zone	N/A
Part G: Special Area Controls	
Control	Control
G1. Dee Why Mixed Use Area	N/A
G2. R3 Medium Density Residential bound by Sturdee Parade, Pacific Parade and land zoned B4 Mixed Use	N/A
G3. Belrose Corridor	N/A
G4. Warringah Mall	N/A
G5. Freshwater Village	N/A

Other Relevant Controls within WDCP 2011
Appendix 1 – Car Parking Requirements A minimum of two (2) car spaces are to be provided for a dwelling house. The proposal is consistent with this requirement.

Other Relevant Environmental Planning Instruments/SEPPs
You are advised that the following Environmental Planning Instruments apply to the development: <ul style="list-style-type: none"> • SEPP No. 55 – Remediation of Land; • SEPP (Infrastructure) 2007; and • Warringah Local Environment Plan 2011

Relevant Council Policies
You are advised of the following (but not limited to all) Council's policies available at www.warringah.nsw.gov.au :

Relevant Council Policies

- Applications for Development - Policy for the handling of unclear, non-conforming, insufficient and Amended applications: PDS-POL 140
- Stormwater drainage for low level properties PDS-POL 135
- Building over or adjacent to constructed Council drainage systems and easements: PAS-PL 130
- Waste PL 850

Required Documentation

- All information required to be submitted under Schedule 1 of the Environmental Planning and Assessment Regulation 2000;
- All information as relevant to the proposed development on the Development Application form checklist;
- Site analysis (prepared in accordance with Schedule 8 of WLEP 2000);
- Site survey (prepared by a registered Surveyor);
- Statement of Environmental Effects addressing:
 - Section 79C of EPA Act;
 - all relevant sections of WLEP 2011, including demonstrating consistency with the R2 Low Density Residential zone.
 - All relevant sections of WDCP 2011; and
 - other relevant Environmental Planning Instruments.
- Shadow diagrams;
- View analysis;
- Landscape Plan;
- Engineering Plans for the driveway;
- Waste Management Plan (demolition and construction);
- Stormwater Management Plan;
- Erosion and Sedimentation Plan;
- Colour and Materials Schedule;
- Cost Summary Report, if the cost of works exceeds \$100,000. This report is to be in addition to the Estimated Cost of Work options in Part 2.3 of Council's Development Application form.

Concluding Comments

The proposed driveway and garage are within close proximity to the sewer main which traverses the front of the subject property. You are advised to contact Sydney Water in relation to costs and approvals that maybe required given the proposed works to be undertaken.

Council supports the proposed design subject to the recommendations within these notes. A merit consideration to both the front and side setbacks will be considered and need to be addressed with the statement of environmental effects submitted with the lodgement of the Development Application (DA).

Based upon the above comments you are advised to satisfactorily address the matters raised in these minutes prior to lodging a development application.

Other Matters

• Requirement to Submit Correct, Clear and Accurate Information at Lodgement

You are advised, that if an application is unclear, non-conforming or provides insufficient information, or if Council requests additional information in accordance with Clause 54 of the EPA Regulations 2000 and it is not provided within the specified time frame, a development application may be rejected or refused without notice.

The time to discuss and amend your design is prior to lodgement of your Development Application, as there will be no opportunity to do so during the assessment process.

• Privacy and Personal Information

You are advised that Council is legally obliged to make Development Applications and supporting documents

Other Matters

available for public inspection – see section 12 of the Local Government Act 1993. We do this at the Customer Service Centre and by placing copies of the applications and supporting documents on the Council website.

Should this proposal result in a development application being lodged these notes will form part of the development application documentation that will appear on Council's website – DA's online.

www.warringah.nsw.gov.au

- **Monitoring DA progress after lodgement**

Once lodged you can monitor the progress of your application through Council's website – DA's online.

www.warringah.nsw.gov.au

