

Engineering Referral Response

Application Number:	DA2022/1719
Proposed Development:	Alterations and additions to a dwelling house including secondary dwelling
Date:	20/04/2023
To:	Megan Surtees
Land to be developed (Address):	Lot 6 DP 8260 , 150 Queenscliff Road QUEENSCLIFF NSW 2096

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

20/04/2023:

Development Application is for alterations and additions including secondary dwelling (southwest corner-down hillside).

Access

Site have dual frontages, towards North to Queenscliff Road (uphill side) and towards South to Aitken Avenue (downhill side)

Proposal is for

- a new hardstand parking area for two cars with in the front setback to Queenscliff Road (and a new pedestrian stair for access from Queenscliff Road to cater main dwelling.
- Demolish the existing garage on the downhill side of the property and construct a new garage with secondary dwelling over in the same location by excavating to a maximum depth of ~6.9m.

Stormwater:

Proposal is to discharge all collected stormwater to the existing stormwater system in Aitken Avenue.

For planner

An excavating to a maximum depth of ~6.9m is proposed and a Geotech Report by White Geotechnical Group, Ref: J4286, Dated 14th July 2022 is provided. Please recommend the use of this report at design & construction phase.

07/12/2022: Details regarding access to the proposed double garage at the south west corner of the property has not been provided.
The details such as position, width and section profile through edge of the driveway will be required to assess the application.
Therefore application is not supported.

Development Engineering does not support the application due to insufficient information to address vehicle access in accordance with clause C3 of the DCP.

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 demonstrate how stormwater from the new development within this consent is disposed of to an existing approved system or in accordance with Northern Beaches Council's WATER MANAGEMENT for DEVELOPMENT POLICY. Details by an appropriately qualified and practicing Civil Engineer demonstrating that the existing approved stormwater system can accommodate the additional flows, or compliance with the Council's specification are to be submitted to the Certifier for approval prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for disposal and stormwater management arising from development.

Vehicle Driveway Gradients

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. Access levels across the road reserve are to comply with the allocated vehicle profile detailed in this consent.

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

Reason: To ensure suitable vehicular access to private property.

Structural Adequacy and Excavation Work

Excavation work is to ensure the stability of the soil material of adjoining properties, the protection of adjoining buildings, services, structures and / or public infrastructure from damage using underpinning, shoring, retaining walls and support where required. All retaining walls are to be structurally adequate for the intended purpose, designed and certified by a Structural Engineer.

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

Reason: To provide public and private safety.

Vehicle Crossings Application

The Applicant is to submit an application for driveway levels for both vehicle crossings

- Along frontage of Queenscliff Road (uphill side) to cater main dwelling &
- Along frontage of Aitken Avenue (downhill side) to cater secondary dwelling

with Council in accordance with Section 138 of the Roads Act 1993. The fee associated with the assessment and approval of the application is to be in accordance with Council's Fee and Charges.

An 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.

Vehicle Crossings

The Applicant is to construct two vehicle crossings;

- along frontage of Queenscliff Road &
- along frontage of Aitken Avenue

Both crossings are to be 3 metres wide in accordance with Northern Beaches Council Drawing No A4-3330/ 01N and the driveway levels application approval. An Authorised Vehicle Crossing Contractor shall construct the vehicle crossing and associated works within the road reserve in plain concrete. All redundant laybacks and crossings are to be restored to footpath/grass. Prior to the pouring of concrete, the vehicle crossing is to be inspected by Council and a satisfactory "Vehicle Crossing Inspection" card issued.

A copy of the vehicle crossing inspection form is to be submitted to the Certifier.

Reason: To facilitate suitable vehicular access to private property.

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.

Certification Elevated Parking Facility Work

The Applicant shall submit a Structural Engineers' certificate certifying that the elevated parking facility was constructed in accordance within this development consent and the 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. Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Occupation Certificate.

Reason: Compliance with this consent.