

Engineering Referral Response

Application Number:	DA2020/1357
Date:	18/03/2021
To:	Phil Lane
Land to be developed (Address):	Lot 8 DP 10455 , 7 Nullaburra Road NEWPORT NSW 2106 Lot A DP 379060 , 7 Nullaburra Road NEWPORT NSW 2106

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

A review of the proposed car stand and driveway crossing indicates that the proposal will cause vehicles to scrape on the high side when entering the level parking slab due to the transitions exceeding Council's maximum allowable transitions. Also on the low side of the crossing the slab level at the boundary is 900mm higher than the natural ground which is unsafe and cannot be supported. Due to the level difference across the frontage of the property, it is considered that the driveway crossing and parking slab will need to be relocated to the high side of the property and the crossing must be reduced at the kerb to 4 metres and then widened at the boundary to 5 metres with the internal slab increased to 6 metres. The driveway profiles must be in accordance with Council's standard profiles with transitions provided to ensure vehicles do not scrape. The road reserve adjoining the new crossing is to include maximum batters of 1 in 6 and the boundary levels to each adjoining property must match the existing levels.

Development Engineers cannot support the application due to insufficient information to address clause B6 of Pittwater 21 DCP 2014.

Amended plans received 04/01/2021

The proposed driveway profiles altering the standard layback is not supported. The driveway position has not been altered as recommended and the internal driveway level proposed will require a batter along the frontage to the adjoining property which will not permit adequate access to the proposed pedestrian entry. The driveway profiles are to be in accordance with Council's standard profiles which are available on Council's website.

Development Engineers cannot support the application due to insufficient information to address Clause B6 of Pittwater 21 DCP 2014.

Amended plans received 11/03/2021

The proposed driveway crossing has been assessed and is satisfactory subject to some minor filling and battering to ensure there is no drop off the edge of the driveway on the low side. This will require the proposed gate entrance level to be raised to match which is to be conditioned by Planning. The proposed stormwater disposal is satisfactory.

No objection to approval, subject to conditions as recommended.

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 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 Certifying Authority for approval prior to the issue of the Construction Certificate.

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

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, except where site conditions permit the following:

- (a) maximum height of 900mm above or below ground level and at least 900mm from any property boundary, and
- (b) Comply with AS3700, AS3600 and AS1170 and timber walls with AS1720 and AS1170.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority 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 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 Certifying Authority 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 one vehicle crossing 4 metres wide at the kerb to 5 metres wide at the boundary in accordance with Northern Beaches Council Drawing No A4-3330/5 EL and the driveway levels application approval. The low side edge of the crossing is to be level with the turf and the turf area raised and battered to suit the new levels of the crossing. An Authorised Vehicle Crossing Contractor shall construct the vehicle crossing and associated works within the road reserve in plain concrete. The redundant layback and crossing are to be restored to kerb and 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 Principal Certifying Authority.

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 Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To ensure appropriate provision for the disposal of stormwater arising from the development.