

Engineering Referral Response

Application Number:	DA2023/1206
Proposed Development:	Alterations and additions to a dwelling house including secondary dwelling
Date:	07/03/2024
To:	Brittany Harrison
Land to be developed (Address):	Lot 8 DP 232257 , 6 Net Road AVALON BEACH 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

Supported, subject to conditions.

The applicant proposes "proposing alterations and additions to the existing dwelling as well as a new secondary dwelling".

Access

There are four 4 existing driveways which service the property.
The site has dual frontage access to both Net Rd and Gunyah Pl.
The proposal removes 2 driveways on Net Rd, totaling 2 proposed driveways post development.
This is in accordance with Clause B6.1 of P21DCP.

Access from Gunyah Pl:

The proposed garage levels are at RL34.50 and the proposal is to use the existing driveway.
The existing driveway is extremely steep, with some sections exceeding grades of 30%.
Should the existing driveway be used, there does not seem to be sufficient transitions to prevent scraping.
The parking facilities and driveway gradients need to be designed in accordance with AS 2890.1:2004:
Parking facilities -
Off-street car parking. Provide 2 longitudinal cross sections on both ends of the driveway, showing existing and proposed levels commenced from the existing driveway to the end of the parking facility.

The profile must show that a B85 vertical clearance model can safely access the site.

Access from Net Rd:

The proposed garage levels is RL37.85, which is approximately the same level as the boundary. There would be significant fill within the boundary to meet these levels. Details are required to be provided.

There are no proposed levels or longitudinal sections for the driveway.

Requesting 2 longitudinal cross sections on both ends of the driveway, showing existing and proposed levels commenced from the existing driveway to the end of the parking facility.

The driveway shall maintain 900mm of clearance to the Power Pole.

There should be a dish drain at the edge of the bitumen to keep runoff on the road

There are retaining walls in the road reserve, up to 1.2m high. The removal of the redundant elevated driveway may create a fall hazard in the road reserve.

Requesting that the geotechnical report certifies the existing retaining wall is structurally sound.

Note to planner: Please refer this to Road Assets Team regarding the retaining walls in the road reserve, suitability of on street parking in the road reserve and the suitability of a dish drain for the driveway on Net Road.

Stormwater

The site has dual frontages and is located in Region 1 of the Water Management for Development Policy.

Councils records indicate from February 1996, the proposal is reducing the impervious area. As such, no OSD is required.

The DP plan suggests there is an easement to drain water via 2 Gunyah Place.

There is an opportunity to divert water from the site to the driveway which leads to Gunyah Place as it is currently.

The existing driveway on the western end of Net Road falls directly from the centerline of the road to the boundary.

However, stormwater runoff follows the driveway through to Gunyah Place and does not affect the property.

The proposal now leads the new driveway to a 2 storey garage.

In minor and major storm events, the garage would be flooded.

Requesting plans and a solution to prevent stormwater runoff from affecting the property.

Geotechnical

A geotechnical report prepared by White Geotechnical Group has been provided along with Form 1 and 1a in accordance with Appendix 5 - Geotechnical Risk Management Policy for Pittwater.

Geotech proposal is supported subject to conditions.

As such, development engineering cannot support the application due to insufficient evidence to address B5.15 and B6 of the P21DCP.

Additional Information Provided on 6/3/2024

The submitted stormwater plans are acceptable subject to conditions. The submitted driveway sections and traffic report by Terraffic Pty Ltd, dated 5/3/2024 are acceptable. No objections 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 submit Stormwater Engineering Plans for the new development within this development consent in accordance with AS/NZS 3500 and Council's Water Management for Development Policy and generally in accordance with concept plans by Barrenjoey Consulting Engineers, job number 230903, drawing numbers SW1, SW2, SW3, SW4, date undated, prepared by an appropriately qualified and practicing Civil or Hydraulic Engineer who has membership to Engineers Australia, National Engineers Register (NER) or Professionals Australia (RPENG), indicating all details relevant to the collection and disposal of stormwater from the site, buildings, paved areas and where appropriate adjacent catchments.

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

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

Geotechnical Report Recommendations have been Incorporated into Designs and Structural Plans

The recommendations of the risk assessment required to manage the hazards as identified in the Geotechnical Report prepared by Whites Geotechnical Group dated 25/5/2023 are to be incorporated into the construction plans. Prior to issue of the Construction Certificate, Form 2 of the Geotechnical Risk Management Policy for Pittwater (Appendix 5 of P21 DCP) is to be completed and submitted to the Accredited Certifier. Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the Construction Certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.

Vehicle Crossings Application (Net Road)

The Applicant is to submit an application with Council for driveway levels to construct one vehicle crossing 3.0 metres wide in Net Road in accordance with Northern Beaches Council Standard Drawing Normal Low in accordance with Section 138 of the Roads Act 1993. The two existing redundant vehicle crossings in Net Road are to be reinstated to turf.

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.

Encroachment Application

The applicant is to submit an Minor Encroachments/ Constructions With Road Reserve Application for approval the proposed landing and stairs in the road reserve in Net Road.

The applicant is to enter into any appropriate agreements with Council. All costs related to the above application are to be borne by the applicant.

A letter from Council indicating this conditions has been satisfied to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: Identify the responsibility of the structures on Council road reserve

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 Civil Engineer. 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 of Off Street Parking Works

The Applicant shall submit a certificate from a suitably qualified person certifying that the parking facility was constructed in accordance within this development consent and 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 Occupation Certificate.

Reason: Compliance with this consent.

Geotechnical Certification Prior to Occupation Certificate

The Applicant is to submit the completed Form 3 of the Geotechnical Risk Management Policy (Appendix 5 of P21 DCP) to the Principal Certifier prior to issue of the Occupation Certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.

Encroachment

The applicant is to submit the agreement with Council to the Certifying Authority prior to the issue of the Occupation Certificate

Reason: Identify the responsibility of the structures on Council road reserve