Engineering Referral Response

Application Number:	DA2021/1682

Date:	08/02/2022
To:	Stephanie Gelder
Land to be developed (Address):	Lot 171 DP 709495 , 14 Prince Alfred Parade 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

The proposal is for storage, carport and lift over the footprint of the existing concrete slab.
Carport
The SEE report states that the carport is located at the first floor with the storage area on the ground floor however, the architectural plans shows parking on the ground floor but states carport on the first floor. As the access to the proposed carport is via the existing right of carriageway it is unclear how the carport can be on the first floor with significant level differences. The plans are to clearly indicate the proposed location of the carport and show the proposed levels. A long section is to be provided for the access to the carport from the right of carriageway. The gradient for the access driveway off the existing right of carriageway are to be in accordance with AS2890.1

Geotechnical
The site is located within the H1 hazard area and as such a geotechnical engineers report and Forms 1 & 1A are required to be submitted in accordance with Geotechnical Risk Management Policy for Pittwater – 2009.

The proposed application cannot be supported by Development Engineering due to lack of information to address:

- *Vehicle access for the development*
- *Geotechnical Hazard*

Additional Information Provided On 8/11/2021
Geotechnical
Geotechnical report and Forms have been provided in accordance with Pittwater DCP.

Carport
Insufficient information has been provided with regard to the proposed access driveway and carport. It is unclear where the access driveway is connecting to the existing Right of Way. The following additional information is required to before assessment:

1. Plan showing the location of the future driveway leading to the carport. Plans are to indicate clearly at which location the proposed access driveway to the carport joins the right of way
2. The plans are to indicate if a separate access off the right of way is proposed for the storage area in the ground floor.
3. Three engineering long sections for the proposed driveway leading to the carport. The long sections are to be provided at both edges and the centerline of the proposed access driveway and demonstrate compliance with AS2890.1. The sections are to include distances as well as the proposed and existing levels.
4. Any alterations to the existing levels of the right of way will require consent from all benefitting parties.

Additional Information Provided on 21/12/2021

The long section provided is not satisfactory. Each long section should be taken along the travel path (Wheel Path) of the vehicle from the gutter invert to the proposed parking facility. The applicant also proposed to retain the existing right of way . However, the changing grade between the existing ROW and the new driveway exceed the maximum super elevation of a driveway in accordance with AS 2890. 1. The applicant's consultant must demonstrate the safety of the vehicle when entering and exiting the proposed carport. Furthermore, the turning path of the vehicle must be entirely within the private property. It is recommended turning paths be provided to demonstrate vehicle maneuvers.

Additional Information Provided on 28/1/2022
The longsections provided indicates the the crossfall across each wheelpath exceeds 20%. In general the crossfall should not be greater than 10%. The 20% and greater crossfall raises safety concerns when the car is turning into the garage. Details are provided to planner via email.

The proposed application cannot be supported by Development Engineering due to lack of information to address:

- *Vehicle access for the development*

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.