

12 July 2010

## REFERRAL RESPONSE – TECH. SERVICES

**FILE NO:** DA 310/2010/1

**ADDRESS:** 40 Wentworth Road VAUCLUSE 2030

**PROPOSAL:** The consolidation of the 3 sites, the demolition of the existing pool and alterations and additions to the existing dwelling-house at 40 Wentworth Rd; the total demolition of the existing dwelling-houses at 49 & 47 Vacluse Rd and the erection of a 2 storey module linked to the dwelling-house on 40 Wentworth Rd containing 13 off-street car parking spaces, gymnasium and pool structure; landscaping and siteworks.

**FROM:** Yoram Wise - Development Engineer

**TO:** Mr D Booth

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I refer to the following documents received for this report:

1. Architectural plans by Tzannes Associates, dated 25/06/2010, Dwgs No. DA02-0100, DA02-1101 to DA02-1105, DA02-2000, DA02-2001, DA02-3000 and DA02-3000 Revision A
2. Survey plan by Denney Linker & Co., dated 13/07/2010
3. Statement of Environmental Effects by Design Collaborative P/L, dated June 2010
4. Stormwater disposal concept plan prepared by Whipps – Wood Consulting, dated 28/06/2010, Dwgs No. HDA01/P3 to HDA09/P3
5. Geotechnical and Environmental Report prepared by Pells Sullivan Meynink, dated 26/11/2009, reference PSM1399.R1 Rev1
6. Addendum to the Geotechnical and Environmental Report prepared by Pells Sullivan Meynink, dated 11/06/2010, reference PSM1399.L2Rev1
7. Traffic and Parking Assessment by Halcrow, dated 25/06/2010

Comments have been prepared on the following. **Where Approval is recommended, Conditions of Consent follow at the end of the comments.**

### Site Drainage comments

*There are no objections to Stormwater disposal concept plan prepared by Whipps – Wood Consulting, dated 28/06/2010, Dwgs No. HDA01/P3 to HDA09/P3. This concept plan is subject to the submission and approval of Stormwater Management Plan for the site prior to release of the Construction Certificate. Details are to be in accordance with Council's Draft Stormwater Development Control Plan and Local Approvals Policy. This is to ensure that site stormwater is disposed in a controlled and sustainable manner - Conditions applied.*

*Council's Technical Services Division is satisfied that adequate provision has been made for the disposal of stormwater from the land it is proposed to develop and complies with the provisions of Clause 25 (2) of WLEP 1995*

### **Construction Management comments**

*As a result of the site constraints, limited space and access a Construction Management Plan is to be submitted to Council. Due to the lack of on-street parking availability a Work Zone is required from Council during construction and is conditioned accordingly.*

*Note: Should the CMP identify that all vehicle movements, including concrete deliveries, material deliveries and disposal of spoil take place internally, the Work Zone condition may be removed from the consent.*

### **Impacts on Council Infrastructure comments**

#### Wentworth Road

*Existing crossing on the north eastern boundary –*

- *Currently, there is an existing non-complying vehicle crossing to the site. It is proposed to replace the existing crossing with a new 4.0m wide crossing.*
- *The north eastern crossing is to be designated as an entry driveway as stated in the Traffic and Parking Assessment by Halcrow, dated 25/06/2010*
- *The existing crossing on Wentworth Road is to be fully removed and any disturbed area of footpath, K&G and grass verge are to be reinstated in accordance with Council's standard drawing RF3*

*Proposed crossing to the west of the existing crossing –*

- *It is proposed to construct a second vehicle crossing to the site in order to allow vehicles to exit the site in a forward direction. The second crossing on Wentworth Road is to be constructed in accordance with Council's standard drawing RF2 and is to be 3.5m wide.*
- *The exit, at the site boundary, is to be widened to 4.0m (from the proposed 3.5m) to allow compliance with accessibility as per AS2890.1.*

*Note: The survey plan has identified a power pole and tree in the immediate vicinity of the proposed second driveway. The power pole may have to be relocated and as such, the applicant is to contact the relevant authority for advice.*

*Further to the above, the proposed second driveway may impact on the tree – advice is to be sought from Council's Tree Officer.*

#### Vaocluse Road

*Currently, there are two existing vehicle crossing to the site. It is proposed to construct two new crossings. This will allow vehicles to enter at the north western crossing and exit the site in a forward direction at the south western crossing.*

- *It is proposed to construct 'site specific driveway crossovers' to prevent low profile vehicles from scraping. In general, there are no objections to the proposal, provided the boundary levels remain unchanged and the footpath grade is maintained.*
- *Both existing crossings are to be full removed and any disturbed footpath and K&G are to be restored in accordance with Council's standard drawing RF3.*

– *Conditions applied*

### **Traffic comments**

*The expected traffic generation from the proposed development is typical for the zoning of the site.*

### **Vehicle Access & Accommodation comments**

*Footpath levels* – *The existing footpath level and grade at the street alignment of the property must be maintained.*

*Note:* *any adjustments required between the garage slab / driveway and the street levels are to be carried out internally on private property. The driveway levels are to comply with AS2890.1 and Council's Standard Drawing RF2.*

*Parking Layout* - *The garage parking envelope and access comply with AS 2890.1 – No specific conditions required*

### **Geotechnical, Hydrogeological and/or Structural comments**

*A Geotechnical Report by Pells Sullivan Meynink, dated 26/11/2009, reference PSM1399.R1 Rev1 and an addendum to the geotechnical report, dated 11/06/2010, reference PSM1399.L2Rev1 have been submitted in support of the application.*

*The original development proposal involved excavation for the upper area up to 4.0m deep and for the lower area up to 12.0m deep. The addendum to the geotechnical report states that excavations will extend into No. 47 Vaocluse Road and no further physical investigation has been undertaken to supplement the original geotechnical report.*

*The original report identified that the upper section of the property was underlain with a thin layer of residual soil overlying sandstone. The lower section of the property is underlain with a layer of clayey sand overlaying sandstone (see geotechnical report and borehole log for further detail).*

*The original report and addendum report made comments and recommendations on the following:*

- *Further geotechnical investigation for No. 47 Vaocluse Road*
- *Care in excavation adjacent of adjacent walls*
- *Vibration*
- *Dilapidation reports*
- *Construction monitoring*
- *Impacts on water table*

*Conditions covering these matters as well as others identified by Council have been added to the Referral.*

*Council's Technical Services has no objection to the proposed excavation on technical grounds. However, it should be noted that any proposed excavation is also to comply with Council's other requirements as set out in the applicable development controls and in particular the setbacks from boundaries.*

## **RECOMMENDATION**

Council's Development Engineer has determined that the proposal satisfies Technical Services concerns, subject to the following conditions. Accordingly, the following conditions are recommended.

### **Conditions of Consent**

***Please note that the standard conditions of consent are generally modified by the Technical Services Division to suit a particular development application. Please ensure all Technical Services conditions of consent are cut and pasted from this document only, and not inserted as standard conditions using the automatically generated (F3) function.***

#### **(A) General Conditions**

##### **A.5 Approved Plans & Supporting documents**

Reference	Description	Author/Drawn	Date(s)
Dwgs No. HDA01/P3 to HDA09/P3	Stormwater disposal concept plan	Whipps – Wood Consulting	28/06/2010
PSM1399.R 1 Rev1	Geotechnical and Environmental Report	Pells Sullivan Meynink	26/11/2009
PSM1399.L 2Rev1	Addendum to the Geotechnical and Environmental Report	Pells Sullivan Meynink	11/06/2010
	Traffic and Parking Assessment	Halcrow	25/06/2010

##### **A.8 Ancillary Aspect of the Development (Repair Damaged Infrastructure - apply to all Development)**

#### **(B) Conditions which must be satisfied PRIOR TO THE DEMOLITION of any building or construction**

Nil

#### **(C) Conditions which must be satisfied PRIOR TO THE ISSUE OF ANY CONSTRUCTION CERTIFICATE**

##### **C.5 (Security Deposits) a) \$261,234,**

g. Public Road and Footpath Infrastructure Inspection Fee (\$138 Fee)	\$406	No	T45
h. Security Administration Fee	\$180	No	T16

### C.13 Road and Public Domain Works

A separate application under Section 138 of the *Roads Act* 1993 is to be made to, and approved by Council prior to the issuing of a Construction Certificate for the following infrastructure works, which must be carried out at the applicant's expense:

- a) The existing crossing on Wentworth Road is to be fully removed and any disturbed area of footpath and K&G are to be reinstated in accordance with Council's standard drawing RF3.
- b) The second crossing west of the existing crossing, on Wentworth Road is to be constructed in accordance with Council's standard drawing RF2 and is to be 3.5m wide.
- c) The two existing crossings on Vacluse Road are to be fully removed and the footpath and K&G are to be reinstated in accordance with Council's standard drawing RF3.
- d) Two new crossings on Vacluse Road are to be constructed. The both crossings are to have a width of 4.5m.
- e) A design longitudinal surface profile for all proposed driveways must be submitted for assessment.

**Note:** To ensure that this work is completed to Council's satisfaction, this consent by separate condition, may impose one or more Infrastructure Works Bonds.

**Note:** *Road* has the same meaning as in the *Roads Act* 1993.

**Note:** The intent of this condition is that the design of the road, footpaths, driveway crossings and public stormwater drainage works must be detailed and approved prior to the issue of any *Construction Certificate*. Changes in levels may arise from the detailed design of buildings, road, footpath, driveway crossing grades and stormwater. Changes required under *Roads Act* 1993 approvals may necessitate design and levels changes under this consent. This may in turn require the applicant to seek to amend this consent.

**Note:** See condition K24 in *Section K. Advisings* of this Consent titled *Roads Act Application*.  
Standard Condition: C13

### C.20 (Utilities)

### C.25 (Erosion & Sed Management Plan)

### C.35 (Structural Support of Existing)

### C.36 (Engineers Details)

### C.40 (Geotech Certification & Monitoring)

### C.45 Bicycle, Car and Commercial Parking Details

### C.51 Stormwater management plan (Clause 25(2) WLEP 1995)

The *Construction Certificate* plans and specifications, required by clause 139 of the *Regulation*, must include a *Stormwater Management Plan* for the site.

The *Stormwater Management Plan* must detail:

- (a) General design in accordance with Stormwater disposal concept plan prepared by Whipps – Wood Consulting, dated 28/06/2010, Dwgs No. HDA01/P3 to HDA09/P3 other than amended by this and other conditions;
- (b) The discharge of stormwater, by direct connection, to Council's inground stormwater system;
- (c) The construction of a 200m<sup>3</sup> rainwater tank (in lieu of OSD)
- (d) Compliance the objectives and performance requirements of the BCA;
- (e) Any rainwater tank required by BASIX commitments including their overflow connection to the *Stormwater Drainage System*, and
- (f) General compliance with the Council's draft Development Control Plan Stormwater Drainage Management (draft version 1.1 public exhibition copy dated 14/12/2006).

The *Stormwater Management Plan* must include the following specific requirements:

### **Layout plan**

A detailed drainage plan at a scale of 1:100 based on drainage calculations prepared in accordance with the Institute of Engineers Australia publication, *Australian Rainfall and Run-off*, 1987 edition or most current version thereof.

It must include:

- All pipe layouts, dimensions, grades, lengths and material specification,
- All invert levels reduced to Australian Height Datum (AHD),
- Location and dimensions of all drainage pits,
- Point and method of connection to Councils drainage infrastructure.

Subsoil Drainage - Subsoil drainage details, clean out points, discharge point.

Note: This Condition is imposed to ensure that site stormwater is disposed of in a controlled and sustainable manner.

## **(D) Conditions which must be satisfied PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT WORK**

### **D.4 Dilapidation Reports for existing buildings**

Dilapidation surveys must be conducted and dilapidation reports prepared by a *professional engineer* (structural) of all buildings on land whose title boundary abuts the site and of such further buildings located within the likely "zone of influence" of any excavation, dewatering and/or construction induced vibration.

These properties must include (but is not limited to):

- (A) 38A Wentworth Road,
- (B) 51 Vaocluse Road.

The dilapidation reports must be completed and submitted to *Council* with the *Notice of Commencement* prior to the commencement of any *development work*.

Where excavation of the site will extend below the level of any immediately adjoining building the *principal contractor* or *owner builder* must give the adjoining building owner(s) a copy of the dilapidation report for their building(s) and a copy of the *notice of commencement* required by s81A(2) of the *Act* not less than two (2) days prior to the commencement of any work.

**Note:** The reasons for this condition are:

- To provide a record of the condition of buildings prior to development being carried out
- To encourage developers and its contractors to use construction techniques that will minimise the risk of damage to buildings on neighbouring land

Also refer to the Dilapidation Report Advising for more information regarding this condition  
Standard Condition: D4

#### **D.9 Construction Management Plan**

#### **D.10 Work (Construction) Zone – Approval & Implementation**

#### **D.14 (Erosion & Sediment Control Installation)**

### **(E) Conditions which must be SATISFIED DURING ANY DEVELOPMENT WORK**

#### **E.3 Compliance with Construction Management Plan**

#### **E.7 (Maint Footpath Access)**

#### **E.11 (Maint Environmental Controls),**

#### **E.12 Compliance with Geotechnical / Hydrogeological Monitoring Program**

#### **E.13 (Support of Adjoining Land / Structures)**

#### **E.14 (Vibration Monitoring)**

#### **E.15 (Maint of Erosion & Sediment Controls)**

#### **E.17 (Disposal of Site water),**

#### **E.24 (Compliance with Council Specification)**

### **(F) Conditions which must be satisfied PRIOR TO ANY OCCUPATION or use of the building (Part 4A of the Act and Part 8 Division 3 of the Regulation)**

#### **F.7 (Commissioning & Certification of Systems & Works)**

#### **F.9 (Cert of Infrastructure Works),**

### **(G) Conditions which must be satisfied PRIOR TO THE ISSUE OF ANY SUBDIVISION CERTIFICATE**

Nil

### **(H) Conditions which must be satisfied prior to the issue of a FINAL OCCUPATION CERTIFICATE (s109C(1)(c))**

#### **H.13 (Completion of Roadworks),**

### **(I) Conditions which must be satisfied during the ONGOING USE OF THE DEVELOPMENT**

#### **G.4 Electricity Substations – Dedication as road and/or easements for access**

**a) Miscellaneous Conditions**

**Nil**

**b) Advisings**

**K.23 Dilapidation Report Condition**

**K.24 Roads Act Application**