

Application Referral Development Engineering - Response

From:	Rob Cooper
Recommendation:	Proposal is acceptable subject to conditions.
Date Completed:	
Address:	6 BROUGHTON AVENUE, MOUNT NELSON 8 BROUGHTON AVENUE, MOUNT NELSON
Proposal:	Multiple Dwellings
Application No:	PLN-18-178
Assessment Officer:	Michaela Nolan,

Referral Officer comments:

E5.0 Road and railway access code

Clause for Assessment	AS	PC	Comments / Discussion
E5.6.1 development adjacent to roads and railways			NA (Access to Category 1 & 2 Roads ONLY)
E5.6.2 road and access junctions			NA
E 5.6.3 new level crossings			NA
E 5.6.4 sight distance at access and junctions	Y		Y as no fence proposed.

E 6.0 Parking and Access Code

Clause for Assessment	AS	PC	Comments / Discussion
Clauses 6.6's are all to do with parking number assessment. These will be assessed by planner based on DE assessment of the following relevant clauses.	Y		2x per dwelling for 3x 2+BR dwellings = 6 proposed. Require 2x per dwelling. Meets Acceptable Soln. There were a number of representations discussing the impact of the development on onstreet parking, and the lack of onstreet car parking in this vicinity. HIPS E6.6.1 lists a parking requirement, and based on CoH interpretation of these numbers, the application meets the Acceptable Soln.

Clause 6.7.1 number of vehicle accesses	Y	<p>Proposed 3x accesses for 2x Lots, but the 2x lots will require adhesion, so 3x accesses for 1x lot rather than the acceptable soln of 1x. Consultation with the Road Authority raised no issues with these three accesses as the road frontage is over 70m in length and the accesses are spread out along this length.</p> <p>Approvable under performance Criteria subject to conditions:</p> <p>ENG R3: Crossover (3x) to TSD, inc Detailed Design prior to Building Permit. Inc Reinstatement of existing crossovers to TSD and Council Satisfaction.</p>
Clause 6.7.2 design vehicle access	Y	<p>Location: Y</p> <p>Width (AS2890.1 Table 3.2 Cat 1 = 3-5.5m) : All three accesses are shown as greater than 3m. Y</p> <p>Gradient (AS2890.1 & TSD): Gradient not shown on the drawings, but contours indicate that it can comply. Condition to ensure comply.</p> <p>CONDITION R3: Access to TSD (or Council Approved Eq).</p> <p>Vehicle Barriers: NA</p> <p>Pedestrian Sight Distances (AS2890.1 Fig 3.3 = 2 .5m deep x 2m wide): No fence proposed, no footpath, meets Acceptable Soln.</p> <p>Vehicular Sight Distances(AS2890.1 Fig 3.2 = 40m for 50kph domestic): Meets Acceptable Soln</p> <p>Landlord Consent (Y/N): Maybe for Tree Removal Waiting for Add Info LLC obtained for tree removal.</p>
Clause 6.7.3 vehicle passing		NA
Clause 6.7.4 on site turning		NA

<p>Clause 6.7.5 layout of parking area</p>	<p>Y</p>	<p>Car Parking Space Dimensions (AS2890.1 Fig 2.2 = 2.4x5.4m Class 1A): Y</p> <p>Car Parking Space Design Envelope (AS2890.1 Fig 5.2 300mm clearance on side): Y</p> <p>Headroom: (AS2890.1 Fig 5.3 = 2.2m clearance): Y</p> <p>Parking Space Gradient (5%): Y</p> <p>Aisle Width (AS2890.1 Fig 2.2 = 5.8m Class 1A): NA</p> <p>Garage Door Width & Apron (AS2890.1 Fig 5.4 = 2.4m wide => 7m wide apron): Y</p> <p>B85 Turning Paths: Y</p> <p>Parking Module Gradient (manoeuvring area 5% Acceptable Soln, 10% Performance) and Driveway Gradient & Width (AS2890.1 Section 2.6 = 25% and 3m) & Transitions (AS2890.1 Section 2.5.3 = 12.5% summit, 15% sag => 2m transition) : Not shown on the drawings, but contours indicate that it can meet AS2890.1 Condition to meet AS2890.1 CONDITION: ENG 3 a and c</p> <p>Vehicular Barriers (AS2890.1 Section 2.4.5.3 = 600mm drop, 1:4 slope): Not shown, probably not needed, condition to ensure meet AS2890.1 CONDITION: ENG 2a</p> <p>Blind Aisle Length (AS2890.1 Fig 2.3 = 6x spaces max if public): NA</p> <p>Blind Aisle End Widening (AS2890.1 Fig 2.3 = 1m extra): NA</p> <p>Circulation Roadways & Ramps: NA</p>
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Clause 6.7.6 surface treatment Only when a new hard stand area is proposed or new development is within a car park area.	Y	Documentation has been provided demonstrating that a permeable pavement is proposed for the driveway within the lot. Significant discussion with the applicant occurred prior to advertising, and the applicant submitted documentation (letter dated 12 June 2018) which said that what is proposed is Abri Masonary Turf Grid permeable driveway surface with Coarse Graded Aggregate - System A or B as outlined in Abri brochure, installed as per manufacturer's recommendations. On this basis, this design is accepted as a "durable all weather surface" for the purpose of clause E6.7.6 Acceptable SOIn, but that conditioning is required to ensure the construction meets the manufacturer's recommendation. CONDITION ENG s1: Abri Masonary Turf Grid with Coarse Graded Aggregate System B to be installed prior to occupation in accordance with the Abri manufacturer's recommendations for the soil classification of the site.
Clause 6.7.7 Lighting of parking area Planner and health unit to assess		Planner to assess
Clause 6.7.8 Landscaping Planner to assess		Planner to assess
Clause 6.7.9 motor bike parking		NA
Clause 6.7.10 bicycle parking		NA
Clause 6.7.11 bicycle end trip Planner to assess		Planner to assess
Clause 6.7.12 siting of car parking Planner to assess based on DE assessment of Clause 6.7.5 layout of parking area		Planner to assess
Clause 6.7.13 facilities for commercial vehicles		NA
Clause 6.7.14 access to a road	Y	Y
Clause 6.7.15 access to Niree Lane		NA

E 7.0 Stormwater

6 Broughton Ave SW connection and abandoning 8 Broughton Ave. Will need condition for abandon redundant connection, and utilise SW connection with sufficient capacity, as 6 Broughton will need to be a 150mm diameter if it isn't already.

CONDITION: SW 6 & SW 4 Modified.

Clause for Assessment	AS	PC	Comments / Discussion
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A1 (SW disposed to Public SW Inf via Gravity / P1 (onsite/pump))	Y		Originally SW shown discharging via a pipe going over the neighbours land. ADD INFO: Is SW via existing SW connection or is a SW mains extension proposed. If SW mains extension, are there proposed easements over the mains extension? Add Info shows utilising 6 Broughton Ave SW connection and abandoning 8 Broughton Ave. Will need condition for abandon redundant connection, and utilise SW connection with sufficient capacity, as 6 Broughton will need to be a 150mm diameter if it isn't already. CONDITION: SW 6 & SW 4 Modified.
A2 (WSUD) /P2 (Mechanical Treatment)		Y	Is New Impervious Area Greater than 600m², there more than 6 new car parking spaces, or more than 5 new Lots? Dwelling 1 =218m ² inc driveway Dwelling 2 = 236 inc driveway Dwelling 3 = 235 inc driveway Within additional information the applicant changed the driveway from impermeable to permeable pavement. This dropped the impervious area to less than 600m ² . There are 6x car parking spaces proposed. On this basis this clause is not triggered.
A3 (Minor SW System (a) 1:20 ARI (b) Runoff no greater than existing or able to be accommodated in Council SW System)	Y		
A4 (Major SW System accommodates 1:100 ARI)	Y	Y	

PROTECTION OF COUNCIL INFRASTRUCTURE

Council infrastructure at risk	Why?
Stormwater pipes	Y, Abandonment of existing SW connection for 8 Broughton Ave. 6 Broughton Ave SW connection to be upgraded if needed. Condition ENG sw1 and sw4 modified.
Council road network	Y, 3x new crossovers to TSD. Will need detailed design as TSD gradients result in 700mm drop off from driveway. CONDITION: ENG R3 (modified to allow deviation from TSD with batter slopes on sides).

COMMENTS:

Summary: The applicant wishes to construct three new dwellings over 2x existing lots that are fully serviced.

This will require three new driveway crossovers which require approval under performance criteria E6.7.2 but are acceptable by Council Road Engineers.

This will also require the stormwater connections to be consolidated as adhesion of the lots will be required.

The applicant has proposed permeable pavers to negate the need for stormwater treatment. This is a good outcome as the permeable pavement will filter any oils from the driveway and

assist with detention prior to discharge of driveway stormwater into Councils stormwater system.

CONDITIONS:

In a council related engineering context, the proposal can be supported in principal subject to the following conditions and advice.

General Conditions:

ENG1: Pay Costs

ENV2: SWMP (due to proximity to native vegetation and neighbour representations).

Issues with the Development	Outcome(s) / Decision(s) / Condition(s)
<p>E6.7.2: Proposed 3x accesses for 2x Lots, but the 2x lots will require adhesion, so 3x accesses for 1x lot rather than the acceptable soln of 1x. Consultation with the Road Authority raised no issues with these three accesses as the road frontage is over 70m in length and the accesses are spread out along this length. Approvable under performance Criteria subject to conditions:</p>	<p>ENG R3: Crossover (3x) to TSD, inc Detailed Design prior to Building Permit. Inc Reinstatement of existing crossovers (2x) to TSD and Council Satisfaction. (modified to allow deviation from TSD with batter slopes on sides).</p>
<p>E6.7.5 There is sufficient information to indicate that the proposed driveway can meet AS2890.1 and the Acceptable SOIn. Condition to ensure detailed design meets this. There is the possibility that vehicular barriers may be needed, but the design is unlikely to need these. Condition so that vehicular barriers are installed if needed (hence compliance with Acceptable Soln for this clause)</p>	<p>ENG 3 a and c. ENG 2a</p>
<p>E6.7.6 Documentation has been provided demonstrating that a permeable pavement is proposed for the driveway within the lot. Significant discussion with the applicant occurred prior to advertising, and the applicant submitted documentation (letter dated 12 June 2018) which said that what is proposed is Abri Masonary Turf Grid permeable driveway surface with Coarse Graded Aggregate - System A or B as outlined in Abri brochure, installed as per manufacturures recommendations. On this basis, this design is accepted as a "durable all weather surface" for the purpose of clause E6.7.6 Acceptable SOIn, but that conditioning is required to ensure the construction meets the manufacturures recommendation.</p>	<p>ENG s1: Abri Masonary Turf Grid with Coarse Graded Aggregate System B to be installed prior to occupation in accordance with the Abri manufacturer's recommendations for the soil classification of the site.</p>

<p>E7.7.1 A1: It is proposed to utilise 6 Broughton Ave SW connection and abandoning 8 Broughton Ave. Will need condition for abandon redundant connection, and utilise SW connection with sufficient capacity, as 6 Broughton will need to be a 150mm diameter if it isnt already.</p>	<p>ENG SW 1 & SW 4 Modified.</p>
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ADVICE:

BLD permit, PMB permit, Road Opening Permit, DBFYD, TSD.