



Engineering Referral Response

Application Number:	DA2025/0562
Proposed Development:	Alterations and additions to a dwelling house
Date:	26/06/2025
To:	Ainsley Eakins
Land to be developed (Address):	Lot 11 DP 25959 , 5 Lalchere Street CURL CURL NSW 2096

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 applicant seeks approval to modify the existing approved CDC for alterations and additions to the dwelling, to include a single garage and the relocation of the driveway. The submitted plans show a 5.0-metre-wide vehicular crossing; however, Council's NB-G-30 Driveway Access (Vehicle Crossing) Guidelines permit a maximum width of 3.0 metres for residential driveways. The Development Engineering conditions of approval will reflect this requirement. There are no objections from Development Engineering, provided the recommended conditions are met.

Planner to Note: The driveway plans should be amended to show a 3.0-metre-wide vehicular crossing within the road reserve.

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

Vehicle Crossings Application

The Applicant must submit an application to Council for driveway levels to construct a single vehicle crossing measuring 3.0 metres wide, in accordance with the Northern Beaches Council Standard Drawing normal profile and Section 138 of the Roads Act 1993.

Note: Driveways are to be constructed using plain concrete only. The existing vehicular crossing and layback shall be removed and the area reinstated with turf.

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.

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.

Property Boundary Levels

The Applicant is to maintain the property boundary levels. No approval is granted for any change to existing property alignment levels to accommodate the development.

Details demonstrating compliance are to be submitted to the Principal Certifier.

Reason: To maintain the existing profile of the nature strip/road reserve.

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 Certifier prior to the issue of an Occupation Certificate.

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

Reinstatement of Kerb

The Applicant shall reinstate all redundant laybacks and vehicular crossings to conventional kerb and gutter, footpath or grassed verge as appropriate with all costs borne by the applicant.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To facilitate the preservation of on street parking spaces.