

## Engineering Referral Response

<b>Application Number:</b>	DA2024/1836
<b>Proposed Development:</b>	Alterations and additions to a dwelling house
<b>Date:</b>	21/01/2025
<b>To:</b>	Stephanie Gelder
<b>Land to be developed (Address):</b>	Lot 41 DP 9877 , 21 Walworth Avenue 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 50m<sup>2</sup> 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

21/01/2025

The applicant seeks approval for alteration and addition to existing dwelling. and widening the existing driveway. The existing crossing and common driveway (public road area) fronting the proposed driveway is damaged and requires reconstructed to Council vehicular crossing standards. Appropriated engineering conditions have been recommended. No Development Engineering objections to the proposed development subject to conditions.

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 is to submit an application with Council for driveway levels to reconstruct normal high vehicle crossing (matching existing crossing levels) 5.4 metres wide at kerb and 4.0 metres wide at boundary in accordance with Northern Beaches Council Standard Drawing Normal High (NH) in accordance with Section 138 of the Roads Act 1993. The damaged layback and adjoining existing damaged common driveway (within the proximity of the proposed new driveway) shall to be reconstructed .

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.

### **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 damage layback**

The Applicant shall reinstate all the existing damaged laybacks and vehicular crossings (common driveway) 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.