

## Engineering Referral Response

<b>Application Number:</b>	DA2024/0487
<b>Proposed Development:</b>	Alterations and additions to a dwelling house including a new garage and driveway
<b>Date:</b>	24/05/2024
<b>To:</b>	Anne-Marie Young
<b>Land to be developed (Address):</b>	Lot 2 DP 1015508 , 139 Lagoon Street NARRABEEN NSW 2101

### Reasons for referral

This application seeks consent for the following:

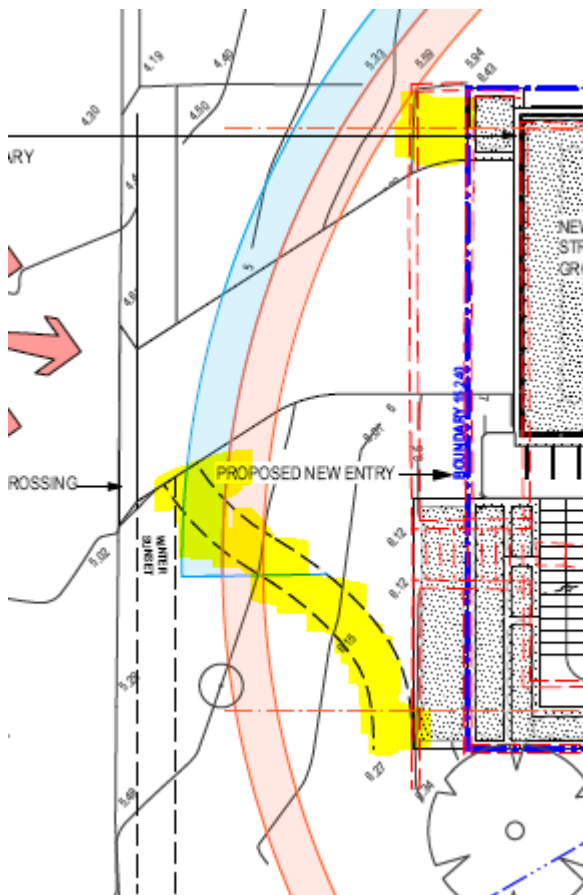
- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m<sup>2</sup> or
- Alterations to existing or new driveways or
- Where proposals affect or are adjacent to Council drainage infrastructure incl. watercourses and drainage channels or
- Torrens, Stratum and Community 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

The proposal is for the construction of a new garage and driveway.

Insufficient information has been provided with regard to the proposed access driveway. The proposed profile cuts into the existing slope of the road reserve which will impact the existing footpath at the top of the road reserve. The architectural plans by MHDP Architects seems to indicate an alternate footpath location however, no details are provided as to how the footpath section north of the proposed driveway (located near the top of the road reserve) will be connected with the section to the south which is proposed near the back of kerb. Refer to snapshot below:



Additionally the architectural plans referenced in the Geotechnical Report by White Geotechnical Group, dated 18/1/2024 shows a different layout for the proposed vehicular crossing.

The Applicant shall provide the following additional information for assessment

- Engineering long-section at both edges and centerline of the proposed access driveway to the proposed garage and demonstrate compliance with AS2890. 1. The driveway shall incorporate one of Council's standard vehicle crossing profiles.
- Clarification regarding any changes to the footpath.
- Cross sections along the road reserve are to be provided.
- Updated geotechnical report assessing the current layout of the proposed driveway

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.