

Engineering Referral Response

Application Number:	DA2024/1819
Proposed Development:	Alterations and additions to a dwelling house
Date:	28/01/2025
To:	Anaiis Sarkissian
Land to be developed (Address):	Lot 19 DP 8394 , 26 North Avalon Road AVALON BEACH NSW 2107

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

Applicant proposes an alteration and addition to existing dwelling. A new double garage is proposed. The applicant request a skewed driveway access due to the existence of Council's pit fronting the proposed garage. No Development Engineering objection is raised to the proposal subject to Engineering 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 existing vehicle crossing 3.0 meters wide at kerb and 4.5 meters wide at boundary in accordance with Northern Beaches Council Standard Drawing Max High in accordance with Section 138 of the Roads Act 1993. The existing lay back fronting the new crossing shall be replaced and any adjustment

for the retaining wall within the public road shall be reconstructed are to be borne by the applicant.

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.

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.