

Engineering Referral Response

Application Number:	DA2022/1084
Proposed Development:	Removal of two (2) trees and proposed construction of a vehicular crossing and concrete driveway
Date:	16/01/2023
To:	Nick England
Land to be developed (Address):	<p>Lot 5 DP 976580 , 35 Kenneth Road MANLY VALE NSW 2093</p> <p>Lot 6 DP 976580 , 35 Kenneth Road MANLY VALE NSW 2093</p> <p>Lot 7 DP 976580 , 35 Kenneth Road MANLY VALE NSW 2093</p> <p>Lot 8 DP 976580 , 35 Kenneth Road MANLY VALE NSW 2093</p>

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

01/08/2022:

The development application is for the construction of a vehicle crossover, concrete driveway and removal of two street trees within the road reserve.

Extensive fill in the public road reserve is proposed which will also impact the neighboring property No. 33, prior to Development Engineer assess the application, comments from Council's Roads team are requested.

Amended plans received 20/12/2022

The amended plans are acceptable subject to conditions. The proposal has been supported by Council's Road Asset and Landscape Teams.

Development Engineering support the proposal, 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 for driveway levels with Council in accordance with Section 138 of the Roads Act 1993. The fee associated with the assessment and approval of the application is to be in accordance with Council's Fee and Charges.

An approval is to be submitted to the Certifying Authority 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.

Vehicle Crossings

The Applicant is to construct one vehicle crossing 5.5 metres wide in accordance with Northern Beaches Council Standard Drawing Maximum Low and the driveway levels application approval. An Authorised Vehicle Crossing Contractor shall construct the vehicle crossing and associated works within the road reserve in plain concrete. All redundant laybacks and crossings are to be restored to kerb, footpath/grass. Prior to the pouring of concrete, the vehicle crossing is to be inspected by Council and a satisfactory "Vehicle Crossing Inspection" card issued.

A copy of the vehicle crossing inspection form is to be submitted to the Principal Certifying Authority.

Reason: To facilitate suitable vehicular access to private property.