

Engineering Referral Response

Application Number:	Mod2024/0187
Proposed Development:	Modification of Development Consent DA2020/0820 granted for Alterations and additions to a dwelling house
Date:	16/04/2024
To:	Brittany Harrison
Land to be developed (Address):	Lot 3 DP 29283 , 87 Alexandra Crescent BAYVIEW NSW 2104

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

16/04/2024

Note to Planner: The master plans shall be conditioned to provide consistent levels for the parking facility as the levels in the Civil Plans by Barrenjoey Consulting Engineers, dated 08/04/2024.

Council's Development Engineer raises no objection to the proposal subject to the following condition amendments.

Submission Roads Act Application for Civil Works in the Public Road

The Applicant is to submit an application for approval for infrastructure works on Council's roadway. Engineering plans for the new development works within the road reserve and this development consent are to be submitted to Council for approval under the provisions of Sections 138 and 139 of the Roads Act 1993. The application is to include four (4) copies of Civil Engineering plans for the design of driveway crossing, retaining wall and pedestrian access stairs and pathway which are to be generally in accordance with the Council's specification for engineering works - AUS-SPEC #1. The plan shall be prepared by a qualified civil engineer. The design must include the following information:

1. A driveway crossing in accordance with Northern Beaches Council specifications and Australian Standards.
2. Retaining wall bordering the eastern side of the driveway.
3. Details of the relocation of the pedestrian access stairs and pathway.
4. Engineering long-sections along the edges and centerline of the proposed driveway to the proposed parking facility to demonstrate compliance with AS2890.1:2004.
5. A structural engineer's certificate regarding the structural adequacy of the proposed development within the road reserve.

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 ensure engineering works are constructed in accordance with relevant standards and Council's specification.

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:

Nil.