

Engineering Referral Response

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| Application Number: | DA2023/1878 |
| Proposed Development: | Alterations and additions to a dwelling house |
| Date: | 28/02/2024 |
| To: | Anaiis Sarkissian |
| Land to be developed (Address): | Lot 33 DP 16602 , 4 Ian Avenue NORTH CURL CURL NSW 2099 |

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

28/02/2024

Council's Development Engineer raises no objection to the proposal.

Stormwater

No stormwater plans are submitted. No proposed increase in the impervious area. Stormwater/Rainwater runoff from the proposed development is to be directed to the existing onsite drainage system to the street.

A certification of drainage works is required prior to OC.

Site Access and Parking

The existing vehicular crossover and internal driveway are proposed to be demolished. A new double garage is proposed with a new vehicular crossover and driveway.

A driveway long-section has been submitted demonstrating compliant driveway gradients. A new vehicular crossover condition is applied.

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 construct one vehicle crossing 4 metres wide at the kerb and 7.4m at the boundary in accordance with Northern Beaches Council Standard Drawing Normal High in accordance with Section 138 of the Roads Act 1993.

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.