

## Engineering Referral Response

Application Number:	Mod2018/0557
To:	Renee Ezzy
Land to be developed (Address):	Lot 7 DP 7022 , 59 Albert Street FRESHWATER NSW 2096

### 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

Telstra has approved the widening of the existing vehicular crossing over the Telstra pit subject to approval for construction and payment of fees. The applicant proposes to maintain one existing car space at the front and also provide for bin storage area. There are currently two on street car spaces which will be compromised as result of the proposed widening.

Council can grant a limited widening at the gutter and at the boundary however it will be a skewed arrangement in order to keep the two on street car spaces. The bin storage is to be moved to the southern side of the proposed car space.

No development objection to deletion of condition 9 of the DA consent subject to conditions.

### Referral Body Recommendation

Recommended for approval, subject to conditions

### Refusal comments

### Recommended Engineering Conditions:

**CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE**

### Vehicle Crossings Application

A Driveway Levels and Formwork Inspections Application shall be made with Council subject to the

payment of the fee in accordance with Council's Fees and Charges. The fee includes all Council inspections relating to the driveway construction and must be paid.

Approval of the application by Council is to be submitted to the Principal 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**

### **Vehicle Crossings**

The existing crossing is to be widened to 3.0 meters at the boundary and 2.6 meters at the gutter alignment measured from the northern boundary of the property and constructed in accordance with Northern Beaches Council vehicular crossing profile and specifications. This recommended crossing dimensions are in order to maintain two street car parking spaces. The Bin storage area is to be located on the southern side of the driveway/car space.

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 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.

It is to be noted that required Telstra pit adjustment/reconstruction must be completed and a written letter approval for the completed works must be submitted to Council prior to any form work inspection.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To facilitate suitable vehicular access to private property.