

## Engineering Referral Response

<b>Application Number:</b>	DA2020/0072
<b>To:</b>	Ashley Warnest
<b>Land to be developed (Address):</b>	Lot 2 DP 740313 , 3 Alleyne Avenue NORTH NARRABEEN NSW 2101

### 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

Development Engineer has assessed the application and cannot approve it due to the following reasons.

1. The proposed driveway gradients are not clear. Driveway gradients are to comply with AS/NZS 2890.1:2004. The cross-sectional profiles on both sides of the crossing and driveway must be submitted to Council for further assessment.
2. The proposed new access will remove one on-street parking space, which is not recommended.
3. A bend is near the proposed new access, safe access needs to be demonstrated, especially if the new parking facility is designed for older residents.
4. The excavation depth is not clear. If the excavation exceeds 1.5m, then a geotechnical report is required in accordance with Clause B8.1 of Pittwater DCP21.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

### Recommended Engineering Conditions:

Nil.