

## Engineering Referral Response

<b>Application Number:</b>	Mod2020/0529
<b>Date:</b>	18/12/2020
<b>To:</b>	Catriona Shirley
<b>Land to be developed (Address):</b>	Lot 1 DP 5840 , 73 Woodland Street BALGOWLAH HEIGHTS NSW 2093

### 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

The applicant proposed to excavate the road reserve to accommodate the proposed driveway crossing and garage.

It requires to build retaining structures on road reserve.

However, there is no related information has been provided in this DA.

A condition is placed to address the construction on the road reserve and replace the existing driveway conditions ( 7 & 11)of the original DA.

Development Engineering has no objection to the application subject to the following condition of consent.

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**

**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 structures and associated works 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 ) 5 m wide driveway crossing
- 2 ) a retaining structure to support the road reserve
- 3 ) all public and private utility services are to located and indicate on the plan. All cost related to any relocation of utility service shall be borne by the applicant
- 4 ) an appropriate splay shall be designed to improve the visibility of the crossing.

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.