

## Engineering Referral Response

<b>Application Number:</b>	DA2021/2239
<b>Date:</b>	28/02/2022
<b>To:</b>	Adam Mitchell
<b>Land to be developed (Address):</b>	Lot 170 DP 15376 , 255 Whale Beach Road WHALE BEACH NSW 2107

### 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

The existing driveway is steep and it appears there are changes proposed to the existing driveway. The proposed new driveway is steep and requires compliance with AS/NZS 2890.1; 2004. In this regard no driveway longitudinal grades in compliance with AS/NZS 2890.1:2004 is provided in support of the application. The Applicant is to ensure, driveway gradients within the private property are not to exceed a gradient of 1 in 4 (25%) with a transition gradient of 1 in 10 (10%) for 1.5 metres prior to a level parking facility. Access levels across the road reserve are to comply with Council's vehicular crossing profile, available in Council's web page.

<https://www.northernbeaches.nsw.gov.au/planning-development/permits-and-certification/driveway-and-vehicle-crossings>

The proposal shows a private area located in Council's road reserve is proposed to be retained. In this regards, please refer to manager for Transport & Civil Infrastructure to approve for continued use of Council road reserve for private purposes.

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.