

Engineering Referral Response

Application Number:	DA2021/2566
Date:	20/06/2022
To:	Clare Costanzo
Land to be developed (Address):	Lot 1 DP 1199598 , 28 Stuart Street COLLAROY NSW 2097

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 proposal is for the construction of a new dwelling. The submitted stormwater plan is satisfactory subject to conditions.

Access and Road Works

The road asset team have provided comments regarding the proposed driveway access and road works. The applicant shall provide a suitable design of the road works and driveway access addressing the concerns raised by the road asset team prior to development engineering providing assessment.

Amended Plans provided on 31/3/2022

Access and Road Works

As per the comments by the road asset team the applicant must amend the design of the driveway and garage to comply with the current standards. All proposed works on the road reserve must be shown clearly on the plan. At least three engineering sections of the the driveway and three cross sections on the road reserve must be provided, including all the changes on the road reserve.

The road bitumen levels cannot be amended unless the applicant proposes a design from the existing kerb to the property boundary and concurrence is obtained from the adjacent property.

Alternatively the applicant may consider to relocate the driveway and garage subject to amendments on the road reserve and agreement from Council's Road Asset team.

Additional information Provided 24/5/2022

The Road Asset team have no objections to the amendment of the road reserve. However, Development Engineering have a concern regarding the levels for the proposed driveway. In the amended plans the proposed bitumen level in front of the new driveway has 20%-24% crossfall which does not comply with current standards. The applicant must demonstrate the accessibility of the

driveway from the changing of the existing bitumen. The long sections of the driveway must start from the change of the bitumen to the proposed garage to demonstrate accessibility.

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.