

7 April 2022



H McNab
50 Aubreen Street
COLLARROY PLATEAU NSW 2097

Our Ref: SL2022/0088

Dear Sir/Madam,

Authorisation - Application for Street Levels at 50 Aubreen Street COLLARROY PLATEAU NSW 2097

We are pleased to advise that your recent Street Level Application to construct a vehicle crossing has been authorised subject to the following conditions.

If you have submitted your Street Level Application as a condition of Development Consent, this information must be used to establish the level of your car parking facilities within your property.

The driveway crossing and any associated footway works shall be in accordance with the levels shown on the enclosed plan No. A4 3330/1 N. The works shall include the following:

Remove	
Kerb (m)	4.7m
Gutter (m)	N/A
Existing layback and crossing slab (m)	5m wide existing layback and a crossing slab of 4.2m wide and 4.5m long
Footpath slab (m)	N/A
Special Requirement	N/A



Construct	
Kerb (m)	5m
Gutter (m)	N/A
Layback (m)	4.7m wide layback (with 600mm wide wings)
Footpath slab (m)	N/A
A Crossing Slab (m)	A crossing slab of 4.5m long x 3.5m wide at layback and 4m wide at boundary
Special Requirement	<ol style="list-style-type: none">1) CDC – THIS APPROVAL IS ONLY APPLICABLE UPON ISSUE OF A COMPLYING DEVELOPMENT CERTIFICATE APPROVING THE WORKS DESCRIBED IN THE STREET LEVELS APPLICATION.2) Lower height of Sewer Access Chamber to suit new driveway levels. Attain letter of concurrence from Sydney Water approving asset adjustment works3) Maintain minimum clearance above Sydney Water assets as per Sydney Water Technical Guidelines4) Maintain minimum 1m clearance from existing power pole5) Maintain sufficient clearance from existing utility services6) Returf disturbed areas of nature strip with max batter grade 1 in 3

Please contact our Customer Service on 1300 434 434 to make an appointment 48 hours in advance of your concrete pour so that a Council Engineer can inspect and approve the formwork. All works are to comply with the attached conditions.

Please contact Council on 1300 434 434 for any enquiries about this application.

Yours faithfully

Simon Gray
Manager Development Engineering & Certification
Northern Beaches Council
Encl. conditions and details



DETAILS OF CONDITIONS

General Conditions:

- (a) Prior to commencing any works, a Dial Before You Dig search for public utilities shall be completed to identify the location of any buried services.
- (b) Work may proceed with the strict observance of the legislative requirements of Workplace Health and Safety legislation.
- (c) The contractor will maintain the safe flow of traffic, both vehicular and pedestrian, at all times. A Traffic Management Plan shall comply with Australian Standard 1742.3- 2009. A Road Occupancy Licence shall be obtained from Roads and Maritime Services for any work adjacent to a State Road.
- (d) The provision and maintenance of barriers and lights shall be in accordance with the requirement of NSW Roads & Maritime Services.

1. DRIVEWAY CROSSING

- (a) All work within the road reserve (including excavation) in connection with the above is to be carried out by Council's **authorised contractors** only.
- (b) Quotations for the work specified above should be obtained from any of the contractors on the list supplied, and should be for the whole of the work stated in the approval.
- (c) As both levels and the list of contractors are subject to change without notice, the applicant should check with Council prior to proceeding if the starting date is delayed more than eight weeks.
- (d) Council must be notified at least 48 hours prior to any pouring of concrete. Notification shall be made by booking a weekday inspection with Council's Engineer. Council will inspect the formwork and issue a "Vehicular Crossing Inspection". **No concrete shall be poured until a satisfactory card is issued.**
- (e) If requested, Council will inspect the finished work and issue a final certificate.
- (f) Construction of vehicular access shall be strictly in accordance with the levels supplied and where the driveway within the property is to be constructed first, it shall be the responsibility of the owner to have the work carried out in such a manner as to provide a smooth join and continuity of grading.
- (g) Vehicular crossings shall be constructed with **plain, broom-finished concrete only**. All cosmetic/decorative treatments, including but not limited to, asphalt, pavers, colouring, exposed aggregate, pebblecrete, stamped and stencilled concrete are prohibited.
- (h) All redundant laybacks and vehicular crossings shall be reinstated to conventional kerb and gutter, footpath or grassed verge as appropriate with all costs borne by the applicant.
- (i) During the construction period, the applicant is responsible for ensuring all trees maintained in a healthy and vigorous condition. No roots greater than 50 mm diameter are to be cut unless authorised by a qualified Arborist on site.



Standard vehicular crossing profiles are designed to allow access for the standard B85 car as defined in AS/NZS 2890.1 - 2004. Council will not guarantee vehicular access for any other types of vehicles outside this standard.

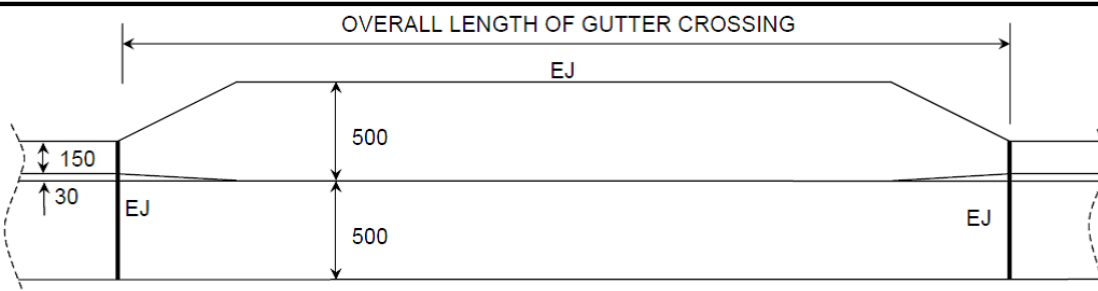
2. FENCES, RETAINING WALLS, ETC.

- (a) Footings and other structures should be built so as to permit the footway to be excavated or filled to the cross section as shown in the approved drawing without undermining the footings or overturning the structure in the case of fill.
- (b) Similarly where filling is indicated, Council will not be responsible for failure of a fence or wall due to any additional surcharge loads.
- (c) Footings, fences, walls, etc., shall be wholly within the owner's property.

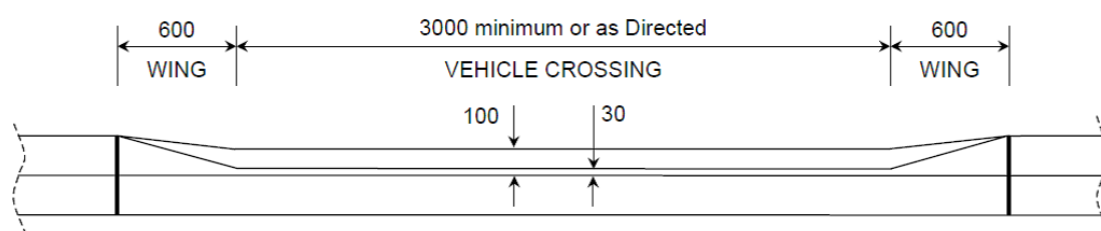
3. MAINS, SEWER, SERVICES, STORMWATER PIPES

- (a) Prior to the installation of new utility services, existing underground utilities shall be identified prior to any commencement of works.
- (b) An Approval to Excavate Council Roads and Footpaths shall be obtained with payment of permit fees and restoration cost prior to commencement of any works. The prescribed payment of the restoration fees are as set out in Council's Road Restoration - Fees and Charges.
- (c) These shall be laid at standard depths to the relevant utility authority's requirement below the levels shown on the drawings.
- (d) Where services are not laid to the correct levels, the owner will be responsible for the full cost of lowering or raising these services should they be exposed or affected during future construction works.
- (e) The owner will also be responsible for any breakage or damage as a result of the works or should it occur when Council is working within the limits of the present natural surface and standard depths below the cross-section in the drawing supplied.
- (f) Backfilling of the trench shall be to the requirements as set out in Council's Road Opening Conditions. These conditions are available on Council's web site.

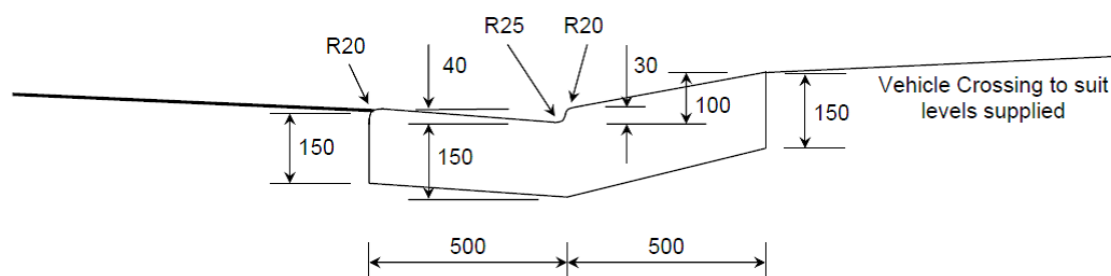
Note: Please be advised that utility authorities are entitled to place utility services in, on or over the vehicle crossings in accordance with Road Act 1993. The relevant utility authorities are responsible for the restoration works of any damaged vehicle crossings as a result of their works.



PLAN



FRONT ELEVATION



TYPICAL CROSS SECTION

NOTES:

1. Layback and gutter shall be poured in **PLAIN CONCRETE** and finished with a steel trowel. Minimum compressive strength of concrete shall be 25MPa at 28 days. Industrial/commercial properties shall increase the depth of concrete to 180mm and provide SL82 mesh with 30mm top cover.
2. The subgrade shall be thoroughly compacted by the use of vibratory compaction equipment until it shows no signs of movement, or as directed by Council.
3. Vehicle crossing to be constructed in accordance with levels and specifications issued by Council.
4. Kerbing to be constructed in accordance with Council Plan A4 2276/A and specifications.
5. Where Council or an Accredited Certifier (Civil Woks) directs that the gutter be retained, the contractor shall place a 75mm deep saw cut in the gutter invert and remove kerb and/or layback.
6. Where Council or an Accredited Certifier (Civil Woks) directs that the gutter be removed, a Road Opening Permit must be obtained from Council's Customer Service Centre prior to commencing work. Once the permit is established the contactor may commence vehicle crossing works. Upon completion of the works, temporary restoration shall be provided as set out in the 'Specification For Trench Construction Within Council Roads'.
7. The construction of all vehicle crossings and associated works on the road reserve must be completed by a Council approved concrete contractor.
8. EJ – Expansion Joint – 10mm Mastic.
R – Radius

Not to Scale. All Dimensions in Millimetres.

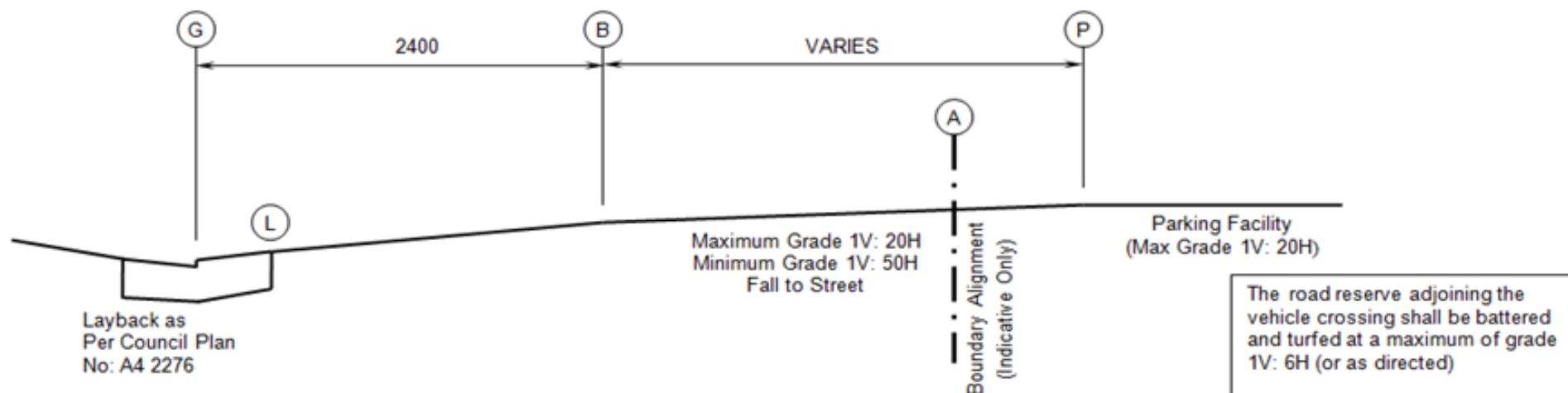
Northern Beaches Council

Plan No.

**Standard
Gutter Crossing
Detail**

**A4
2276/B**

AMENDED: October 1990, December 2006



POINT	REMARK	LEVELS
G	Gutter Invert	Roaming datum for vehicle crossing setout.
L	Rear of Layback	100mm above gutter invert and may be altered at the direction of Council's Development Engineer. Place 10mm expansion joint.
B	2400mm Behind Gutter Invert	200mm above gutter invert.
A	Boundary Alignment	Place 10mm expansion joint.
P	Parking Facility	Maximum grade parallel to the angle of parking 1V: 20H otherwise, 1V: 16H in any other direction.

NOTES:

- At least 48 hours notice of intention to place concrete within the road reserve shall be given to the Development Engineer and **NO CONCRETE SHALL BE PLACED UNTIL THE FORMWORK HAS BEEN APPROVED AND INSPECTION NOTICE ISSUED (Phone 9942 2111 8.30am – 5.00pm, Monday – Friday).**
- All disturbed areas of the footpath adjacent the vehicle crossing shall be turfed and finished level with the concrete surface. Raised edgings are prohibited.
- Concrete footpath adjustments shall be in accordance with Council's footpath specification and to Council's satisfaction.
- The subgrade shall be thoroughly compacted by the use of vibratory compaction equipment until it shows no signs of movement, or as directed by Council.
- Vehicle crossing slabs shall be poured in **PLAIN CONCRETE**. Slab surface to be broom finished (or equivalent) and edges to be finished with a 50mm margin. All changes in grade shall be screeded to ensure no rigid transitions.
- Minimum compressive strength of concrete shall be 25MPa at 28 days. Minimum concrete depth shall be:
 - Single Residential Dwelling – 130mm reinforced with SL72 mesh placed 30mm below top of concrete
 - Multi-Unit Residential – 150mm reinforced with SL82 mesh placed 30mm below top of concrete
 - Commercial/Industrial – 180mm reinforced with SL82 mesh placed 30mm below top of concrete
- The vehicle crossing to 2400mm behind the gutter invert shall be graded parallel with the road centreline grading.
- The vehicle crossing shall be constructed perpendicular to the road pavement unless directed by Council.
- The construction of all vehicular crossings and associated works on the road reserve must be completed by a Council approved concrete contractor

Not to Scale. All Dimensions in Millimetres.

Northern Beaches Council	Plan No.
Normal Standard Vehicle Crossing Profile	A4 3330/1 N

AMENDED: March 1991, February 1996, December 1996, February 2006, and December 2006