

Engineering Referral Response

Application Number:	Mod2018/0330
To:	Nick Armstrong
Land to be developed (Address):	Lot 49 DP 23429 , 21 Woorarra 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 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 includes the widening of the driveway crossing, amendment to the garage level and reconstruction of the top of the stairs in the road reserve.

No objection to approval, subject to the deletion of conditions C10 and C11 of consent number N0433/15 and the addition of the following conditions of consent.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Engineering Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Vehicle Driveway Gradients

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 the allocated vehicle profile detailed in in this consent.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure suitable vehicular access to private property

Vehicle Crossings Application

A Driveway Levels and Formwork Inspections Application shall be made with Council subject to the payment of the fee in accordance with Council's Fees and Charges. The fee includes all Council inspections relating to the driveway construction and must be paid.

Approval of the application by Council is to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To facilitate suitable vehicular access to private property.

Stairs Reconstruction in Road Reserve

The stairs are to be reconstructed generally in accordance with the plan provided by JJ Drafting, drawing number DA 04, dated June 2018. A Minor Encroachment on a Road Reserve application is to be submitted to Council prior to the issue of the Construction Certificate. The application form can be accessed through the following link.

<https://www.northernbeaches.nsw.gov.au/sites/default/files/documents/pdf-forms/minor-encroachments/constructions-within-road-reserve-application-form/4033-minor-encroachment-road-reserve-18-19.pdf>

Approval of the application by Council is to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To facilitate suitable pedestrian access to private property.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**Vehicle Crossing**

The provision of one vehicle crossing 6 metres wide at the kerb (without wings) and 9 metres wide at the boundary in accordance with Northern Beaches Council Drawing No A4-3330/7 ML and specifications. An Authorised Vehicle Crossing Contractor shall construct the vehicle crossing and associated works within the road reserve in plain concrete. All redundant laybacks and crossings are to be restored to footpath/grass. Prior to the pouring of concrete, the vehicle crossing is to be inspected by Council and a satisfactory "Vehicle Crossing Inspection" card issued.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To facilitate suitable vehicular access to private property.