

Engineering Referral Response

Application Number:	Mod2022/0352
Date:	05/09/2022
To:	Luke Zajac
Land to be developed (Address):	Lot 3 DP 1115877 , 53 B Warriewood Road WARRIEWOOD NSW 2102 Lot 3 DP 942319 , 53 Warriewood Road WARRIEWOOD NSW 2102

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 proposed modification to the approved driveway no 1 width to 4.3m cannot be supported for the following reasons:

1) The original approved engineering plans set the driveway no 1 and temporary access width to 6m . This was to enable 2 way vehicle access to Warriewood Road until the proper through connection with Lorikeet Grove was completed by the adjoining developments. This was also to enable a suitable temporary waste collection service. This stage of the development is to remain unchanged and feature a 6m wide driveway no 1 and temporary accessway.

2) Once the Lorikeet Grove through connection is completed then a reduction width of driveway no1 may be considered . The minimum design requirement would require a 5m wide passing bay 10m long being provided.

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.