

Engineering Referral Response

Application Number:	DA2021/1149
Date:	30/07/2021
To:	Kent Bull
Land to be developed (Address):	Lot 8 DP 33000 , 77 Veterans Parade COLLAROY PLATEAU 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 applicant removed the original garage in the building.

However, the proposed parking area (paved area), is located in the front of the build, is insufficient. The area is approximately 4.2 m wide and 4.7 m long which does not comply with Council's specification and Australian Standard.

If any vehicle parks on the area, the pedestrian traffic on the footpath will be affected on Veterans Parade.

As such, Development Engineering cannot support the application due to the clause C2 and C3 of Council's Warringah DCP 2011.

Please also be advised that any vehicle shall not be parked on Council's road reserve/ verge.

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.