

Engineering Referral Response

Application Number:	Mod2025/0266
Proposed Development:	Modification of Development Consent DA2025/0063 granted for Demolition works and construction of a dwelling house including a swimming pool
Date:	19/06/2025
To:	Ryan Fehon
Land to be developed (Address):	Lot A DP 162009 , 84 Lagoon Street 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 applicant is seeking a modification to an approved Development Application (DA). The proposed changes involve extending the garage to include a storage area and cellar, and relocating the garage door. The proposed finished floor level (FFL) of the garage is RL 4.3.

In accordance with AS/NZS 2890.1:2004, the driveway grades leading to the relocated garage door must comply with requirements for grade transitions and height clearances. However, the submitted plans do not provide sufficient level information between the existing driveway and the proposed garage to confirm compliance with the Standard.

The applicant is requested to provide additional information demonstrating that the proposed driveway grades comply with AS/NZS 2890.1:2004.

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.