

Engineering Referral Response

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| Application Number: | DA2025/0106 |
| Proposed Development: | Alterations and additions to a semi-detached dwelling including a studio |
| Date: | 14/02/2025 |
| To: | Adriana Bramley |
| Land to be developed (Address): | Lot 1 DP 612866 , 293 Sydney Road BALGOWLAH NSW 2093 |

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 is for alterations and additions to an existing semi-detached dwelling including a carport and studio.

The proposed carport width does not comply with current standards. As the proposed carport is between the boundary fence on one side and the front porch on the other side it is considered as an enclosed space and a width of 3m is required to comply with current standards. Also the grades of the proposed carport do not comply. The grades of the proposed parking area must not exceed 5% in accordance with AS2890.1.

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.