

Engineering Referral Response

Application Number:	DA2025/0536
Proposed Development:	Alterations and additions to a dwelling house including a secondary dwelling and swimming pool
Date:	06/06/2025
To:	Dean Pattalis
Land to be developed (Address):	Lot 2 DP 209386 , 19 Burne Avenue DEE WHY NSW 2099

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

6/06/2025

Council's Development Engineer requests additional information regarding the site access and parking.

This proposal is for alterations and additions to an existing dwelling and construction of a new secondary dwelling.

Stormwater

The site drains to the street. Stormwater from the proposed development is to be directed to the existing onsite drainage system to the street, which will be conditioned.

Site Access and Parking

Council's Development Engineer requests additional information regarding the site access and parking as detailed below.

- The existing driveway located within the neighboring property (21 Burne Avenue) accessing the proposed parking facilities on the subject site does not seem to be wholly located within the existing right of carriageways. Plan of proposed updated right of carriageway shall be submitted to Council with written consent from the neighboring property (21 Burne Avenue), or alternatively design of updated driveway to be wholly located within the existing right of carriageways with written consent from the neighboring property (21 Burne Avenue) for carrying out physical works on the neighboring land shall be submitted.
- Driveway long-sections along both sides of the driveway shall be provided by a suitably qualified civil/traffic engineer starting from part of the existing driveway to the new carport slab.

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.