

Engineering Referral Response

Application Number:	DA2022/1015
Date:	21/07/2022
To:	Nick England
Land to be developed (Address):	Lot 3 DP 1115877 , 53 B 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 development application is for the construction of a new dwelling at the yet to be created Lot 2 of 53B Warriewood Road. The location of the proposed internal driveway shown on the architectural plans by Rise Projects, dated 8/06/2022 is inconsistent with the location of the proposed vehicular crossing shown on the approved subdivision plans for DA2019/0263.

The approved subdivision plan proposes a combined vehicular crossing at the eastern boundary with Lot 3. However, the architectural plans for Lot 2 proposes an internal driveway located closer to the western boundary. The architectural plans are to be amended such that the internal driveway location is in line with the approved vehicular crossing location.

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.