

Engineering Referral Response

Application Number:	DA2021/0333
Date:	21/05/2021
To:	Thomas Prosser
Land to be developed (Address):	Lot X DP 420819 , 78 Powderworks Road NORTH 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 proposed new dwelling is not supported for the following reasons:

- 1) The stormwater drainage plan detailing the provision of on site stormwater detention is to be supported by hydraulic calculations detailing the the permissible site discharge and storage volume in accordance with the Councils -Water management for development policy.
- 2) The development details inclusion of a vehicle turning platform , no details of this turntable have been provided to Council . It is suggested that the garage apron area feature a turning area to negate the need for a turntable.

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.