

Engineering Referral Response

Application Number:	DA2021/0953
Date:	06/07/2021
To:	Maxwell Duncan
Land to be developed (Address):	Lot 2 DP 18022 , 52 Abbott Road NORTH CURL CURL 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

The applicant proposed to subdivide the existing lot into 2.

Development Engineering has reviewed the proposal.

The application cannot be supported due to the proposed accessway doesn't comply with the clause C1 of Council's Warringah DCP2011.

In accordance with the above DCP, the minimum width of the accessway must be 3.5 m.

However, the proposed accessway is about 2.8 m wide.

As such, the applicant cannot be supported due to the clause C1 of Council's Warringah DCP.

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.