

Engineering Referral Response

Application Number:	DA2024/1813
Proposed Development:	Use of a garage as habitable floor area associated with a dwelling house
Date:	03/03/2025
To:	Lachlan Rose
Land to be developed (Address):	Lot 4 DP 415873 , 23 A Valley Road BALGOWLAH HEIGHTS 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

03/03/2025:

Development Application is to convert existing garage into habitable area.

Development application is lodged in conjunction with a Building Information Certificate application (BC2024/0312). The Building Information Certificate application seeks the regularization of the unauthorised works at site i.e. reconfiguration of an existing double garage and construction of new internal access stairs.

Access/Parking

As the existing garage is converted to habitable area, applicant to demonstrate that

- proposed parking space in front of existing garage is compliant with Australian standards in terms of parking size and grades.
- grades for parking should not be more than 5%
- all vehicles are able to enter and leave the site in a forward direction.

Stormwater

Site fall towards street. Applicant to provide concept drainage plans showing how stormwater from

driveway is managed? Stormwater from driveway can be discharged to street gutter in Valley Road.

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.