

## Engineering Referral Response

<b>Application Number:</b>	DA2021/0953
<b>Date:</b>	16/09/2021
<b>To:</b>	Maxwell Duncan
<b>Land to be developed (Address):</b>	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 50m<sup>2</sup> 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

2nd Development Engineering response (16/9/2021)

In this submission, the consultant proposed a 3.35 m wide accessway between two existing buildings in No.52 and No. 50.

Firstly, the proposed 3.35 m wide accessway is inconsistent with the submitted survey plan. It showed the distance between two building is only about 3.2 m wide.

The distance between the ROW and the building is 0.4 m and 0.36 in accordance with the DP 641453.

Second, it is unclear that all attached structures on the side of the buildings, such as stormwater downpipe and security window frame etc, will be located outside the proposed 3.35 m wide accessway.

Finally, there is no evidence to show the owner of No. 50 agrees on the widening of the existing ROW.

As such, Development Engineering cannot support the application as the clause C1 of Council's Warringah DCP.

P.S

Development Engineering would like to state that 3.5 m wide accessway must be provided in accordance with Council's Warringah DCP 2011.

The mentioned 3.2 m wide accessway in this submission was determined in the court proceeding.

1st Development Engineering response

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.