

Engineering Referral Response

Application Number:	DA2025/0428
Proposed Development:	Construction of an Artist Shed and alterations and additions to turning bay area.
Date:	30/04/2025
To:	
Land to be developed (Address):	Lot 2 DP 407432 , 51 Waratah Parade NARRAWEENA 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 is seeking approval to construct an artist shed, which will be part of an approved Complying Development Certificate (CDC) for a dwelling and a secondary dwelling, the latter of which has yet to be constructed. The applicant's stormwater management plan includes an inter-allotment drainage system that directs water from the rear of the property through two downstream properties, ultimately connecting to a Council pit located on Amaral Street. However, the applicant has not provided proof of drainage easement rights over the downstream properties. The applicant is requested to supply evidence of easement rights for both downstream properties to the Council.

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.