

## Engineering Referral Response

Application Number:	DA2025/0215
Proposed Development:	Alterations and additions to a dwelling house
Date:	21/03/2025
To:	Olivia Ramage
Land to be developed (Address):	Lot 25 DP 23008 , 92 Narrabeen Park Parade WARRIEWOOD NSW 2102

### 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

**21/03/2025**

**Council's Development Engineer requests additional information regarding the site access and parking.**

This proposal is for alterations and additions to an existing dwelling.

### Stormwater

As the building footprint remains unchanged compared to the previously approved DA2023/0049, the stormwater design is generally acceptable subject to conditions.

### Site Access and Parking

**Council's Development Engineer requests additional information regarding the site access and parking as detailed below.**

- The new vehicle crossing shall be 4 metres wide at the kerb and 5 metres wide at the boundary.

- The extent of the new retaining wall along the left hand edge of the new vehicular crossover shall be confirmed on the plans with levels shown on both sides of the retaining wall. It is preferred to leave some space within Council's Road Reserve for future footpath.
- Any required retaining structures/battering along the right hand edge of the new vehicular crossover shall also be shown on the plans.

### **Geotechnical Investigation**

The site is not located within Geotechnical Hazard Zone. A geotechnical report has been provided with completed forms No. 1 and 1(a).

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.