

Engineering Referral Response

Application Number:	DA2019/0358
To:	Ashley Warnest
Land to be developed (Address):	Lot 17 DP 23118 , 39 Starkey Street FORESTVILLE NSW 2087

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 a second driveway crossing to serve a second dwelling at the above property. However, Council's Warringah Policy: Vehicular Crossings (Special Crossings) LAP-PL413 limits property with a single road frontage of less than 30 metres to has one vehicle crossing only. An exemption from this development proposal was considered by Development Engineering but it cannot be supported.

Furthermore, an OSD system has been registered in the property. The change of the existing OSD system is required as the development. The amended OSD design must be submitted in the application.

As such, Development Engineering cannot support the application.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.