

## Engineering Referral Response

<b>Application Number:</b>	DA2024/0635
<b>Proposed Development:</b>	Demolition works and construction of a dwelling house including a swimming pool
<b>Date:</b>	11/10/2024
<b>To:</b>	Maxwell Duncan
<b>Land to be developed (Address):</b>	Lot 2 DP 554948 , 20 Beatty Street 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 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

The proposal is for alterations and additions to the existing dwelling including a new garage, widening of the existing driveway and new pedestrian access stairs in the road reserve.

The proposal to widen the existing driveway is not supported. The current standard driveway width is 3m and as the exiting vehicular crossing is approximately 5m wide an increase in width is not considered necessary for vehicular movements. There is sufficient setback with the property to widen the driveway to suit the proposed garage entrance.

The proposed separate pedestrian access stairs extending to the road reserve is not supported. Based on the proposed levels access to the pathway is feasible off the internal driveway. Plans are to be amended to delate the access stairs in the road reserve.

### Additional information provided on 1/10/2024

Previous comments have not been addressed. The proposal to widen the existing driveway is not supported. The current standard driveway width is 3m and as the exiting vehicular crossing is approximately 5m wide an increase in width is not considered necessary for vehicular movements. There is sufficient setback with the property to widen the driveway to suit the proposed garage entrance.

The proposed separate pedestrian access stairs extending to the road reserve is not supported. As

there is no existing footpath the proposed stairs leads to the kerb and parked cars which does not seem beneficial. Based on the proposed levels access to the pathway is feasible off the internal driveway. Plans are to be amended to delate the access stairs in the road reserve.

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.