

## Engineering Referral Response

<b>Application Number:</b>	DA2024/1740
<b>Proposed Development:</b>	Alterations and additions to a dwelling house including garage and driveway
<b>Date:</b>	11/04/2025
<b>To:</b>	Kye Miles
<b>Land to be developed (Address):</b>	Lot 2 DP 1015508 , 139 Lagoon Street NARRABEEN NSW 2101

### 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

**11/04/2025**

#### **Development Engineering 2nd Referral Comments.**

- After discussing with Council's Planning team, the proposed parking facility cannot be supported from planning perspective. In addition, the proposed variations to Council's Road Reserve is not ideal.
- However, Council's Road Assets team can support the proposed works within the Road Reserve subject to applying a Positive Covenant on the retaining structures within the Road Reserve for future maintenance.

**30/01/2025**

#### **Development Engineering 1st Referral Comments.**

**Council's Development Engineer cannot support this proposal due to the site access and parking.**

## **Stormwater**

The site drains to the front. Stormwater to be directed to the existing onsite drainage system to the street is generally satisfactory subject to conditions.

## **Site Access and Parking**

**Considering the subject site already has an existing site access at the rear, Council's Development Engineer does not support the proposed vehicular access with reasons detailed below.**

- Too much proposed variations compared to the existing within Council's Road Reserve. The proposed vehicular crossover will create up to approximately 1.5m deep excavations within Council's Road Reserve. The existing stairs are proposed to be removed. New retaining structures and battering are proposed.
- The existing footpath is proposed to be relocated to along the back of the kerb line, which will make the pedestrian access difficult for the neighbouring property (141 Lagoon Street).

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.