

## Engineering Referral Response

<b>Application Number:</b>	DA2022/1080
<b>Date:</b>	27/07/2022
<b>To:</b>	David Auster
<b>Land to be developed (Address):</b>	Lot 3 DP 1115877 , 53 B Warriewood Road 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

The development application is for the construction of a new dwelling at the yet to be created Lot 13 of 53 B Warriewood Road. The location of the proposed internal driveway shown on the architectural plans by Rise Projects, dated 16/06/2022 is inconsistent with the location of the proposed vehicular crossing

shown on the approved subdivision plans for DA2019/0263.

The approved subdivision plan proposes a vehicular crossing off Pheasant Place. However, the architectural plans for Lot 13 proposes an internal driveway off Lorikeet Grove. The architectural plans are to be amended such that the internal driveway location is in line with the approved vehicular crossing location.

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.