

Engineering Referral Response

Application Number:	DA2024/0419
Proposed Development:	Change of use from detached dual occupancy to a principal dwelling and secondary dwelling, including alterations and additions to a dwelling house and a new swimming pool
Date:	14/05/2024
To:	Michael French
Land to be developed (Address):	Lot 39 DP 13900 , 12 Reid Avenue NORTH CURL CURL NSW 2099

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 proposal is for the change of use of a dual occupancy to a single dwelling and granny flat and alterations as additions to the dwelling.

Stormwater

The stormwater plan proposes discharge to a council pipe traversing the site. Based on Council's records the pipe traversing the site is not a Council asset and is a private interallotment drainage line. Connection to an interallotment drainage line is acceptable in principle but a formal easement and concurrence from downstream properties are required. Council has no record of an existing easement over the drainage line.

The applicant shall provide concurrence from the downstream neighbours for a interallotment easement over the existing drainage line.

If an easement is not viable an alternate method of stormwater discharge is to be considered.

Access

Insufficient information has been provided with regard to the proposed access driveway. The Applicant shall provide a long-section at both edges of the proposed access driveway to the proposed carport and demonstrate compliance with AS2890.1 The driveway shall incorporate one of Council's standard

vehicle crossing profiles.

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.