

Engineering Referral Response

Application Number:	DA2024/0007
Proposed Development:	Alterations and additions to a dwelling house including secondary dwelling
Date:	01/03/2024
To:	Kye Miles
Land to be developed (Address):	Lot 3 DP 30836 , 21 Sydney 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 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 submitted Architectural plans have been reviewed. The widened vehicle crossing is not supported due to potential loss of parking, pedestrian safety and increase in impervious area. Amended plans need to show retention of existing vehicle crossing or Council will accept a modified design with a 3.0 metre width on the kerb line increasing linearly to 4.0 metres on the property boundary.

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.