

Engineering Referral Response

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| Application Number: | DA2021/1334 |
| Date: | 24/10/2021 |
| To: | Catriona Shirley |
| Land to be developed (Address): | Lot 4 DP 30205 , 50 Condoover Street NORTH BALGOWLAH NSW 2093 |

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

Updated comments 24/10/21

The engineering plans submitted with the proposed subdivision application which include the driveway profiles to Lots 1 & 2 and the proposed stormwater drainage easement /line are generally satisfactory.

Previous comments

The proposed 2 lot subdivision is not supported as the lots sizes are undersized and not in accordance with the R2 zone minimum being 600m².

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.