

Engineering Referral Response

Application Number:	DA2021/0514
Date:	28/05/2021
To:	Gareth David
Land to be developed (Address):	Lot 1 DP 1199598 , 28 Stuart Street COLLAROY NSW 2097

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 a single residential dwelling with a basement garage.

Stormwater

The proposed impervious area is greater than 40% of the site area and hence OSD shall be provided in accordance with Clause 9.3.2 of Council's Water Management for Development Policy.

Access and Parking

The proposal included a basement garage with three parking bays. The car spaces appear to require unconventional turning maneuver to enter and exist particularly the first car space. The applicant is to demonstrate that standard B85 vehicles can enter and exist the proposed car spaces independently.

Note to Planner: The carriageway seem extend up to the property boundary without clear delineation for the kerb. Please refer to the Road Assets team to confirm what is required for the kerb alignment and road works.

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.