

Engineering Referral Response

Application Number:	REV2022/0021
Date:	24/11/2022
To:	Stephanie Gelder
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 application is for the review of DA2021/2566 which involved the construction of a new dwelling including a basement garage, secondary dwelling and associated roads works including road realignment to improve the access to the site.

However the concerns raised previously regarding the crossfall across the roadway has not been addressed. While the site constraints regarding the existing road levels and the need to maintain the access to the adjacent property are noted, the proposal does not meet current standards and cannot be supported.

As per the Road Asset comments it is recommended that the driveway access be relocated to the eastern side of the front boundary and the parking arrangement be mirror reversed to achieve a compliant access. Where the proposed vehicular access is relocated, the existing bitumen driveway shall be re-instated to turf.

The proposed application cannot be supported by Development Engineering due to lack of information to address:

- *Vehicle access for the development in accordance with clause C2 Traffic, Access and Safety.*

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.