

Engineering Referral Response

Application Number:	DA2024/0423
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	13/05/2024
To:	Simon Ferguson Tuor
Land to be developed (Address):	Lot 16 DP 33000 , 23 Stella Street COLLAROY PLATEAU 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

13/05/2024

Council's Development Engineer does not support this proposal due to the site access and parking design.

Stormwater

The proposed increase in impervious area is less than 50sqm. Stormwater from the new development is proposed to be directed into the existing onsite drainage system to the street, which is satisfactory subject to conditions.

Pre and post dilapidation reports of Council's stormwater assets and a drainage bond may be required as part of the conditions.

Site access and parking

A new garage is proposed. The driveway gradients have been checked to be generally compliant. The existing vehicular crossover is proposed to be retained.

Council requests the below additional information to be submitted in regards to the site access and parking.

- It is likely that a new driveway is required to provide access to the proposed garage as the existing driveway is very narrow. The architectural plans shall be updated to show the extent of the driveway including any required amendments to the existing vehicular crossover to match the internal driveway.

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.