

Engineering Referral Response

Application Number:	DA2020/1331
Date:	20/01/2021
To:	Adam Mitchell
Land to be developed (Address):	Lot 8 DP 26254 , 128 Wallumatta Road NEWPORT NSW 2106

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 existing dwelling has no off street parking. The proposal will increase the need for off-street parking. The development does not provide any off street parking and does not comply with B6 of Pittwater 21 DCP controls.

Planner comment: The issue of car parking is not a Development Engineering issue. The prevailing ARHSEPP prohibits the consent authority from refusing an application for a secondary dwelling for a shortfall in car parking (Cl.22(4)(b)). Further, the site has no driveway and it is not considered feasible that a driveway could be introduced to the site without requiring significant excavation and the removal of a significant number of high-value native trees, which would not be supported by a Planning, Landscaping or Natural Environment perspective. This matter does not warrant the refusal and is discussed in greater detail later in this report.

DATED 20/01/2020

Street view fronting the site shown below does not indicate any significant vegetation



The adjacent property 130 Wallumatta Road DA N0496/17 provides for car space. The proposed development currently has no car parking spaces within the property. Off street parking should be made available within the property to prevent the need for future parking within the nature reserve.

The development has not provided any concept stormwater management with provision of On Site detention required in accordance with Northern Beaches Council's "Water Management for Engineering Development Policy.

As result the application is not supported.

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.