

## Engineering Referral Response

<b>Application Number:</b>	DA2025/0181
<b>Proposed Development:</b>	Demolition works and construction of a dwelling house attached to an existing restaurant/cafe
<b>Date:</b>	20/03/2025
<b>To:</b>	Kye Miles
<b>Land to be developed (Address):</b>	Lot 1 DP 1005148 , 1 Narrabeen Park Parade NORTH NARRABEEN NSW 2101

### Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m<sup>2</sup> 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 demolition works and the construction of a dwelling house attached to the existing cafe.

#### Access

The access is from the reserve and no changes are proposed to the existing vehicle crossing. Notes on the stormwater plans recommends raising the level of the driveway at the boundary for flood protection. However no details are provided. Details are to be provided.

#### Stormwater

The submitted stormwater plan is unsatisfactory. The stormwater plan proposes connection to the council pit within the Reserve but no accurate location is shown. Based on Council maps the existing Council pits are not in the vicinity of the location shown on the stormwater plans. Accurate location for the proposed discharge location is to be provided. If the proposed connection is to a Council pit then the accurate location of the pit is to be shown on a survey plan.

Additionally the discharge location for the existing cafe is unclear. As the site falls to Narrabeen Park Parade, it is recommended that a discharge to this frontage be considered.

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.