

Engineering Referral Response

Application Number:	DA2020/1597
Date:	11/03/2021
To:	Anne-Marie Young
Land to be developed (Address):	Lot 25 DP 7002 , 67 Pacific Parade DEE WHY NSW 2099

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 applicant proposed a 4.3 m wide driveway crossing to serve the both ramps to basement and lower ground carparking.

It raises a concern on the conflict when the vehicle is accessing the driveway.

As such, the proposed driveway crossing shall be widening into 6 m to provide a better access to the parking.

In order to widening the driveway, the proposed front court areas and fire hydrant location shall be amended.

It may also impact the rock outcrop at the boundary.

The widening of the driveway has a significant impact to the proposed building design.

As such, Development Engineering is unable to assess the application further in the current form.

The application cannot be supported due to the clause C.2 f Council's Warringah DCP 2011.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Engineering Conditions:

Nil.