

Engineering Referral Response

Application Number:	DA2019/0602
To:	Catriona Shirley
Land to be developed (Address):	Lot 32 DP 5464 , 41 Warriewood Road WARRIEWOOD NSW 2102

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 proposed dwelling house is not supported as the applicant has detailed the construction of a double garage within the building footprint. The Development Application was approved with a building envelope plan which detailed single garages only . Accordingly the shared driveway crossover was constructed at the subdivision stage to comply with the approved building envelope and the landscape plan was consistent with the driveway/crossover locations.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.