

Engineering Referral Response

Application Number:	DA2025/0947
Proposed Development:	Demolition works and construction of a dwelling house
Date:	08/08/2025
To:	Alex Keller
Land to be developed (Address):	Lot 16 DP 4889 , 11 Seaforth Crescent SEAFORTH NSW 2092 Lot LIC 10001595 , 11 Seaforth Crescent SEAFORTH NSW 2092

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

05/08/2025

Council's Development Engineer requests additional information regarding the site access and parking.

This proposal is for demolition works and construction of a dwelling house.

Stormwater

The site drains to the Bay. An OSD system is not required.

Site Access and Parking

The submitted traffic report shows driveway gradients and swept path analysis.

Council's Development Engineer requests additional information regarding the site access and parking as detailed below.

- As the site frontage is less than 30 meters, a second vehicle crossing is not acceptable in accordance with Council's 'Driveway Access (Vehicle Crossing) Guidelines'.

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.