

Engineering Referral Response

Application Number:	DA2025/0442
Proposed Development:	Construction of an attached Dual Occupancy
Date:	09/05/2025
To:	Kye Miles
Land to be developed (Address):	Lot 1 DP 232410 , 79 Ashworth Avenue BELROSE NSW 2085

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 development is in Region 2. On-site detention is proposed. The proposed twin/ separate vehicle crossings for the dual occupancy development are not supported. Please provide a single vehicle crossing with a kerb width of 3 to 4 metres and a maximum width of 5 metres on the property boundary. The vehicle single crossing may be offset as appropriate to avoid conflict with the existing street tree.

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.