

Engineering Referral Response

Application Number:	DA2025/0354
Proposed Development:	Demolition works and construction of a dwelling house
Date:	16/04/2025
To:	Kye Miles
Land to be developed (Address):	Lot 38 DP 33000 , 70 Hilma Street COLLAROY PLATEAU NSW 2097

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 proposal is for demolition works the construction of a new dwelling.

Stormwater

The proposed garage level on the architectural plans and the stormwater plans are not consistent. The architectural plans propose a low level driveway from the boundary however the stormwater plan proposes a driveway falling the kerb. Amended stormwater plans, consistent with the architectural plans, are to be provided showing details of the driveway drainage.

Access driveway

Insufficient information has been provided with regard to the proposed access driveway. The Applicant shall provide a long-section at both edges of the proposed access driveway to the proposed garage and demonstrate compliance with AS2890.1. The driveway shall incorporate one of Council's standard vehicle crossing profiles.

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.