

Engineering Referral Response

Application Number:	DA2024/1201
Proposed Development:	Demolition works and construction of a dual occupancy and strata subdivision
Date:	01/11/2024
To:	Jordan Howard
Land to be developed (Address):	Lot B DP 306453 , 286 Sydney Road BALGOWLAH NSW 2093

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 and construction of a dual occupancy.

Stormwater

The stormwater plans propose discharging to an interallotment easement pipe to the rear of the site. No details regarding the easement have been provided. Additional information required regarding the easement are:

- The rear of the site connects to multiple properties along Boyle Street which have all been developed over the indicated alignment of the easement. The applicant is to provide evidence of an existing easement that connects to the Council drainage system such as a Council pipeline or kerb & gutter.
- A Title search and terms of the easement are to be provided to demonstrate that the subject site is the beneficiary of any existing easement.
- Evidence is also required to confirm that a pipeline also exists within the easement that connects to the Council stormwater system.

Access

The proposal is for a combined vehicular crossing servicing both units with 4.8m width at the kerb. To

minimise the loss of on street parking it is recommended the driveway width at the kerb be limited to 4.0m as there is sufficient setback within the site to widen the driveway as required internally.

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.