

Engineering Referral Response

Application Number:	DA2025/0962
Proposed Development:	Demolition works and construction of two semi-detached dwellings and boundary adjustment
Date:	07/08/2025
To:	Alex Keller
Land to be developed (Address):	Lot 1 DP 177373 , 3 Hill Street FAIRLIGHT NSW 2094 Lot 4 DP 8925 , 3 Hill Street FAIRLIGHT NSW 2094

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

07/08/2025

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

Stormwater

The site is located within Zone 1 in Region 3. Each dwelling drains to a combined above-ground OSD/OSR tank, then drains to the street. The OSD volume is insufficient, which can be resolved by providing the overflow pipeline higher than approximately 90mm, which can be conditioned.

Site Access and Parking

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

- As the architectural plans show that this proposal is for construction of a dual occupancy and Torrens Title Subdivision, a dual occupancy requires construction of a combined vehicle crossing for the two dwellings in accordance with Council's 'Driveway Access (Vehicle Crossing) Guidelines'. The vehicle crossing can be maximum 4 meters wide at the layback

and 5 meters wide at the boundary if one on-street parking space can be provided between the proposed crossing and the crossing servicing 5 Hill Street FAIRLIGHT.

- In addition, the existing southern vehicular crossover doesn't have clearance to the tangent point, which should be avoided if possible for safety reason. This is also a reason why Council requires a new combined crossing to be constructed.

Plan of Subdivision

Separate driveway access and separate stormwater systems are provided, which doesn't require right of carriageway or easement for drainage. Easement for services is also unlikely to be required. However, the above may change with updated plans.

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.