

Engineering Referral Response

Application Number:	DA2023/0899
Proposed Development:	Change of use from dual occupancy to residential flat building and strata title subdivision of existing building into three (3) lots
Date:	06/09/2023
To:	Stephanie Gelder
Land to be developed (Address):	Lot A DP 342163 , 1 Fairlight Crescent 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

The application is for the strata title subdivision of an existing building. Strata subdivisions applications are assessed and approved by Council's Building Control Team. Conditions for the subdivision certificate are to be provided by either Building Control or Planning.

Development Engineering support the proposal with no conditions of consent recommended.

Amended Plans submitted 1/9/2023

The proposed additional parking spaces from 2 spaces to 4 spaces meets the requirements of AS/NZS2890.1:2004.

Development Engineering support the proposal with no conditions of consent recommended.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Engineering Conditions:

Nil.