

Engineering Referral Response

Application Number:	DA2020/0053
To:	Renee Ezzy
Land to be developed (Address):	Lot 101 DP 842992 , 141 Powderworks Road ELANORA HEIGHTS NSW 2101

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 submitted concept drainage design including on-site stormwater detention (OSD) is considered to be satisfactory. The proposal includes the provision of an OSD tank under proposed bedroom 1 of the front dwelling. It is considered that Council's Environmental Health team must review this proposal to ensure it meets Building Code requirements.

The proposal includes the provision of 4 parking spaces which complies with the number required in the DCP. The design of the spaces in terms of their length i.e. 4.8 metres in lieu of 5.5 metres does not comply with AS/NZS 2890.1:2004. Also the submitted turning paths for car spaces 3 and 4 conflicts with car spaces 2 and 1 respectively. The driveway crossing width will also need to be widened to suit the turning path which has not been shown on the plans. There are no proposed levels shown for the parking area to assess if the grades comply with the standard. In this regard a revised parking layout complying with all of the relevant requirements of the standard must be provided for the proposal.

Development Engineers cannot support the application due to insufficient information to address Off-Street Vehicle Parking Requirements in accordance with Clause B6.3 of Pittwater 21 DCP 2014.

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.