

Engineering Referral Response

Application Number:	DA2023/0307
Proposed Development:	Alterations and additions to a dwelling house, including the construction of a driveway and parking area.
Date:	20/04/2023
To:	Brittany Harrison
Land to be developed (Address):	Lot 12 DP 232985 , 40 Bellevue 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

The proposed hardstand area does not comply with AS/NZS 2890.1:2004 in terms of the parking space length of 5.4 metres. The plans must be amended to ensure compliance with the minimum length requirement by either modifying the existing dwelling or relocating the hardstand area.

Connection of stormwater to the kerb is acceptable.

Development Engineering cannot support the proposal due to insufficient information to address Clause 4.1.6 of the DCP.

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.